

ITEM NUMBER: C 40/03/26***RECOMMENDATION FROM THE EXECUTIVE MAYOR: 17 MARCH 2026***

MC 58/03/26 APPLICATION TO EXTEND THE TERM OF THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) FROM 1 JULY 2026 TO 30 JUNE 2031 (LSU: S1849)

It is **RECOMMENDED** that:

- (a) Council approve, in terms of section 27 of the City Improvement District By-law, the extension of the Triangle Industrial City Improvement District (TICID) term from 1 July 2026 to 30 June 2031.
- (b) Council approve the TICID's new 5-year Business Plan for the period 1 July 2026 to 30 June 2031.
- (c) The City of Cape Town imposes the levying of an additional rate on properties in the TICID from 1 July 2026 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.



REPORT TO MAYCO AND COUNCIL

1. ITEM NUMBER: MC 58/03/26

APPLICATION TO EXTEND THE TERM OF THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) FROM 1 JULY 2026 TO 30 JUNE 2031

AANSOEK OM DIE TERMYN VAN DIE TRIANGLE INDUSTRIAL-STADSVERBETERINGSDISTRIK (TICID) VAN 1 JULIE 2026 TOT 30 JUNIE 2031 TE VERLENG

ISICELO SOKWANDISWA KWEXESHA LOKUSEBENZA KWESITHILI SOPHUCULO LWESIXEKO I- TRIANGLE INDUSTRIAL (TICID) UKUSUSELA NGOWO 1 KWEYEKHALA 2026 UKUYA KOWAMA 30 KWEYESILIMELA 2031

RECOMMENDATION FROM THE SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE: 5 MARCH 2026 (SPE 15/03/26)

Not delegated: for decision by Council:

It is recommended that:

- a) Council approve, in terms of section 27 of the City Improvement District By-law, the extension of the Triangle Industrial City Improvement District (TICID) term from 1 July 2026 to 30 June 2031.
- b) Council approve the TICID `s new 5-year Business Plan for the period 1 July 2026 to 30 June 2031.
- c) The City of Cape Town imposes the levying of an additional rate on properties in the TICID from 1 July 2026 in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004.

ISINDULULO ESISUKA KWIKOMITI YOCWANGCISO LWEMIHLABA ENGAMABALA NOKUSINGQONGILEYO: 5 MATSHI 2026 (SPE 15/03/26)

Aziguanyaziswanga isigqibo seseBhunga:

- a) IBhunga maliphumeze, ngokwecandelo²⁷ loMthetho kaMasipala ongoMmandla woPhuculo lweSithili seSixeko sokwandiswa kwexesha lokuqhubeka/lokusebenza kweSithili soPhuculo lweSixeko iTriangle Industrial (TICID) ukususela ngowo 1 kweyeKhala 2026 ukuya kowama30 kweyeSilimela 2031.
- b) IBhunga maliphumeze isicwangciso sendlela yokusebenza esitsha seTICID seminyaka emihlanu kwisithuba esisusela kowo 1 kweyeKhala 2026 ukuya kowama30 kweyeSilimela 2031.
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelelekileyo kwiipropati ezikummandla weTICID ukususela ngowo1 kweyeKhala 2026, ngokungqinelana necandelo-22(1)(b) loMthetho wobuRhulumente boMmandla ongamaXabiso eePropati zikaMasipala (MPRA) ongunomb.6 wangowama2004.

AANBEVELING VAN DIE PORTEFEULJEKOMITEE OOR RUIMTELIKE BEPLANNING EN OMGEWING : 5 MAART 2026 (SPE 15/03/26)

Nie gedelegeer nie: vir besluitneming deur die Raad:

Daar word aanbeveel dat:

- a) Die Raad ingevolge artikel 27 van die Verordening op Stadsverbeteringsdistrikte die termynverlenging van die Triangle Industria-stadsverbeteringsdistrik (TICID) van 1 Julie 2026 tot 30 Junie 2031 goedkeur.
- b) Die Raad die TICID se nuwe vyfjaarsakeplan vir die tydperk 1 Julie 2026 tot 30 Junie 2031 goedkeur.
- c) Die Stad Kaapstad met ingang van 1 Julie 2026 die heffing van 'n bykomende tarief op eiendomme in die TICID instel ingevolge artikel 22(1)(b) van die Wet op Plaaslike Regering: Munisipale Eiendomsbelasting (MPRA), Wet 6 van 2004.



DATE: 11 FEBRUARY 2026

REPORT TO: SPATIAL PLANNING AND ENVIRONMENT PORTFOLIO COMMITTEE

1. ITEM NUMBER SPE 15/03/26**2. SUBJECT**

APPLICATION TO EXTEND THE TERM OF THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) FROM 1 JULY 2026 TO 30 JUNE 2031

AANSOEK OM DIE TERMYN VAN DIE TRIANGLE INDUSTRIAL-STADSVERBETERINGSDISTRIK (TICID) VAN 1 JULIE 2026 TOT 30 JUNIE 2031 TE VERLENG

ISICELO SOKWANDISWA KWEXESHA LOKUSEBENZA KWESITHILI SOPHUCULO LWESIXEKO I- TRIANGLE INDUSTRIAL (TICID) UKUSUSELA NGOWO 1 KWEYEKHALA 2026 UKUYA KOWAMA 30 KWEYESILIMELA 2031

S1849**3. DELEGATED AUTHORITY**

In terms of section 27 of the City Improvement District By-law, 2023

This report is for DECISION BY

- ☐ **Committee name** : Spatial Planning and Environment Directorate (For Support)
- ☐ The Executive Mayor together with the Mayoral Committee (MAYCO)
- ☒ Council

4. DISCUSSION

The Triangle Industrial City Improvement District (TICID), was established in 2008 and is now applying for their fifth term as the current term expires on 30 June 2026.

In terms of section 27 of the City Improvement District By-law - promulgated as per Provincial Notice No. 8743, Council received an application on 20 January 2026 to extend the term of the TICID from 1 July 2026 to 30 June 2031 (attached as annexure A).

The new Business Plan consists of a Motivation Report that defines the need and framework required to provide supplementary municipal services, an Implementation Plan proposing relevant action steps to implement the services and the 5-year Budget which reflects the funding required to provide these services (attached as annexure B).

The Business Plan proposes a continuation of the same services as implemented during previous years with a 7% increase in the additional rates required to fund the budget in the first year and increases in the outer years of 6% without compromising service delivery.

The TICID budget is funded by the property owners (additional ratepayers) and collected by the City in a sustainable manner as additional rates. This is in terms of section 22(1)(b) of the Local Government: Municipal Property Rates Act (MPRA), Act 6 of 2004 which allows the City of Cape Town to impose the additional rate on the properties in the TICID. These contributions are proportionately based on property values. The required additional rates are modelled before finalisation of the new Business Plan to ensure affordability and sustainability in continued service delivery.

In terms of section 27(2)(b) of the CID By-law, members of the management body, additional ratepayers and the local community must be notified and included in a consultation process before the renewal application is submitted to the City. Accordingly, the Annual General Meeting (AGM) held on 27 November 2025 was advertised in two daily newspapers on 31 October 2025 and a notice with the agenda was sent to all additional ratepayers and stakeholders (refer annexure C). The term extension was a key item on the AGM agenda, with all relevant documents readily accessible on the TICID website. Additionally, these documents were made available for in-person inspection at the TICID offices.

The term extension as per the new TICID Business Plan (1 July 2026 to 30 June 2031) was supported and unanimously approved by the members of the TICID as per the AGM draft minutes (refer annexure D) as informed through the successes achieved in the previous term as evidenced in their Annual Report.

The Business Plan was available to members of the management body, additional ratepayers and local community for inspection for a period of 30 days after the conclusion of the AGM, requesting them to make written comment or objection. No objections or comments were received and therefore no further amendments were made to the Business Plan (refer annexure E).

A memo was sent to all relevant Service Departments requesting them to review the new Business Plan and submit comments to ensure service delivery alignment in terms of the IDP. All the comments received are recorded in annexure F and sent to the TICID for consideration and further engagement with the Service Departments.

A nil response from the departments consulted indicates that the proposed new TICID Business Plan does not conflict with the functions of the respective departments with whom TICID will interact should the application for the term extension be successful.

- 4.1. Financial Implications ☒ None ☐ Opex ☐ Capex
- ☐ Capex: New Projects
- ☐ Capex: Existing projects requiring additional funding
- ☐ Capex: Existing projects with no Additional funding requirements

4.2. Policy and Strategy ☐ Yes ☒ No

4.3. Legislative Vetting ☐ Yes ☒ No

4.4. Legal Implications ☐ Yes ☒ No

4.5. Staff Implications ☐ Yes ☒ No

4.6. Risk Implications ☐ Yes The risks for approving and/or not approving the recommendations are listed below:

☒ No Report is for decision and has no risk implications.

☐ No Report is for noting only and has no risk implications.

- 4.7. POPIA Compliance ☒ Yes It is confirmed that this report and the content of the annexures have been checked and considered for POPIA compliance.

5. RECOMMENDATIONS

Not delegated: for decision by Council:

It is recommended that:

- a) Council approve, in terms of section 27 of the City Improvement District By-law, the extension of the Triangle Industrial City Improvement District (TICID) term from 1 July 2026 to 30 June 2031.
- b) Council approve the TICID `s new 5-year Business Plan for the period 1 July 2026 to 30 June 2031.
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Daar word aanbeveel dat:

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Azigunyaziswanga: isigqibo seseBhunga:

Kundululwe ukuba:

- a) IBhunga maliphumeze, ngokwecandelo 27 loMthetho kaMasipala ongoMmandla woPhuculo lweSithili seSixeko sokwandiswa kwexesha lokuqhubeka/lokusebenza kweSithili soPhuculo lweSixeko iTriangle Industrial (TICID) ukususela ngowo 1 kweyeKhala 2026 ukuya kowama30 kweyeSilimela 2031.
- b) IBhunga maliphumeze isicwangciso sendlela yokusebenza esitsha seTICID seminyaka emihlanu kwisithuba esisusela kowo 1 kweyeKhala 2026 ukuya kowama30 kweyeSilimela 2031.
- c) ISixeko saseKapa masinyanzelise umrhumo olixabiso elongezelelekileyo kwiipropati ezikummandla weTICID ukususela ngowo1 kweyeKhala 2026, ngokungqinelana necandelo-22(1)(b) loMthetho wobuRhulumente boMmandla ongamaXabiso eePropati zikaMasipala (MPRA) ongunomb.6 wangowama2004.

ANNEXURES

- Annexure A: Application letter
- Annexure B: TICID Business Plan for the period 1 July 2026 to 30 June 2031
- Annexure C: AGM advertisements and notice with the agenda
- Annexure D: TICID AGM draft minutes
- Annexure E: Comments and Objections
- Annexure F: Service Departments Memo and Business Plan comments

FOR FURTHER DETAILS CONTACT

NAME	Joepie Joubert	CONTACT NUMBER	021 400 5138
E-MAIL ADDRESS	Joepie.Joubert@capetown.gov.za		
DIRECTORATE	Spatial Planning and Environment	FILE REF NO	Spatial Planning and Environment-Urban Regeneration(000000530142)

Approval Form

Supported for inclusion on the agenda



APPLICATION TO EXTEND THE TERM OF THE TRIANGLE INDUSTRIAL CITY I

Report Reference: 530142
Meeting: Section 79 Portfolio Committee - Spatial Planning and Environment
Meeting Date: 05.03.2026
Meeting Venue: Committee Room D

Contact Person: Nonhlanhla Ngubane
Contact Telephone: 0214004195
Contact Email: NONHLANHLA.NGUBANE@CAPETOWN.GOV.ZA

Item	Section	Approver	Approval	Approved Date	Approver Comments
01	Author	Marsha Van der Poel	Approved	11.02.2026 14:57:37	
02	Director/Directorate Support Manager/Chief	JOEPIE JOUBERT	Approved	11.02.2026 15:39:16	
03	Executive Director	Robert McGaffin	Approved	12.02.2026 14:36:26	
04	Legal Compliance	Jason Sam Liebenberg	Approved with Comments	17.02.2026 15:16:45	Certified as legally compliant based on the contents of the repo

ECS Officer:

Triangle Industrial
City Improvement District NPC
Company Registration no: 2005/029020/08
VAT Registration no: 4310248457
Unit 1 | Cnr Electron & Uranium Street| Stikland
Tel : 021-949 4564
www.trianglefarmcid.co.za



**APPLICATION LETTER
FOR EXTENSION OF THE CID TERM**

Attention: Mr Joepie Joubert

Directorate: Spatial Planning and Environment
Department: Urban Regeneration
Branch: City Improvement Districts
City of Cape Town
16th Floor
12 Hertzog Boulevard
CAPE TOWN
8000

20 January 2026

Dear Sir,

RE: Application for the extension of term of the Triangle Industrial City Improvement District (the "TICID")

1. The Triangle Industrial CID NPC hereby wish to apply for City Council approval of the extension of the CID term for the period 01 July 2026 – 30 June 2031.
2. This application is made in terms of Section 27(2) of the City of Cape Town's: City Improvement District By-Law, 2023.
3. The strategic focus areas of the new Business Plan are:
 - 3.1. improving public safety;

A handwritten signature in black ink, consisting of a stylized 'A' followed by a flourish.

- 3.2. maintaining and cleansing of public areas including, but not limited to cleaning of road verges and illegal dumping;
 - 3.3. environmental development including, but not limited to, beautification, greening, landscaping, treeing and upgrading of public spaces;
 - 3.4. promoting social and economic development in an environmentally sustainable manner; and
 - 3.5. managing the Triangle Industrial CID NPC in an efficient and cost effective manner which facilitates accountability to the community.
4. In support of the application, the following compulsory documentation is attached:
- 4.1. The new Business Plan (Motivation report, Implementation plan and Term budget), marked "B";
 - 4.2. Advertisements and notices of the Annual General Meeting (AGM), marked "C";
 - 4.3. Resolution as per the draft AGM minutes, marked "D" confirming the members approval of:
 - the new 5-year Business Plan; and
 - to continue for a further 5-years;
 - 4.4. any written objections of additional ratepayers received, marked "E";
 - 4.5. a summary of any comments received from the local community, marked "E"; and
 - 4.6. a summary of any comments received from City Departments, marked "F".

We trust that this application will meet with the City Council's approval and thank you for your kind consideration thereof.

Yours faithfully,



Gregory Horsburgh
Chairperson

TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT NPC (TICID)

BUSINESS PLAN

01 JULY 2026 – 30 JUNE 2031



CITY IMPROVEMENT DISTRICT

“Securing the business environment”



This business plan is available at www.trianglefarmcid.co.za

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PART B: IMPLEMENTATION PLAN

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A. MOTIVATION REPORT

Introduction

The Triangle Industrial City Improvement District NPC (TICID) has been operating since 1 July 2008 providing supplementary services, preventing degeneration and addressing urban decay. The TICID has continued to deliver on its mandate of creating a safe, clean, and well-maintained environment for businesses within Triangle Farm.

A City Improvement District (CID) is a community-driven venture, allowing the local community, property owners and local businesses to organise and fund improvements of specific areas within the City. Once established by the City, a non-profit company ("the CID Company"), carries out the improvements and upgrades proposed in its business plan, funded by an additional rate levied on rateable property located within the CID. In the case of the Triangle Industrial CID only non-residential property owners will contribute to the improvements and upgrades.

TICID has played a critical role in preventing urban decay and ensuring that public spaces remain functional and secure. Crime in the area has continuously dropped dramatically from over 100 reported cases annually before TICID's establishment to an average of just 20 - 22 cases per year in the last five years, most of which are due to negligence rather than systemic issues. This achievement is largely attributed to the presence of 24-hour public safety officers and advanced surveillance systems.

The TICID is applying for its 4th renewal since inception in 2008. The current approved 5-year renewal of the TICID will end on the 30 June 2026. Given the successes of the TICID and the growth and stability provided in the area, the TICID has drafted this Business Plan for its operations to continue beyond 1 July 2026 for another 5-year term to 30 June 2031. Failure to approve the extension of the TICID will lead to immediate degeneration of the area. Due to the presence of the TICID, business owners can safely conduct their business in the day and lock up at night knowing that their wellbeing is being seen too.

The budget will be dedicated to the specific area only and will be spent in accordance with the approved Business Plan. The cost of the additional services allows individual property owners to benefit from a well-managed business node including a shared sense of communal pride, safety

and social responsibility. The success of the TICID has made the undertaking of delivering on our mandate in making the TICID a sought-after area.

TERM RENEWAL FOR THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT

Name of CID: Triangle Industrial City Improvement District (TICID)

Contact person: Lynette van Lill

Contact Telephone number: 021 949 4564

E-mail address: lynette@trianglefarmcid.co.za

Postal address: PO Box 444
Sanlamhof
7532

Commencement date: 1 July 2026

Auditor: Cecil Kilpin & Co.

Accountant: Account it

Directors	Portfolios
Gregory Horsburgh	Chairperson & Safety
Nelia Jansen	Vice Chairperson & Finance
Anthonie Meyer	Cleansing
Christopher Boltman	Environmental
Robert Boyd	Marketing
Steven McCarthy	Social

TICID Geographical area

The TICID geographic boundary is depicted in the map below:

Northern Boundary: Intersection Strand and Peter Barlow Road from Tetra to Brug and Proton Street.

Western Boundary: Reactor Street from corner Isotope Street to Molecule Street.

Southern Boundary: From corner of Isotope and Uranium Street to Thermo Street.

Eastern Boundary: Uranium Street from Molecule Street to Electron Street.

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TRIANGLE INDUSTRIAL

City Improvement District



0 15 30 45 90 120
Meters

1:1 500
Transverse Mercator Projection,
Central Meridian 19° East,
WGS84 Ellipsoid using the
Harlebeesthoek94 Datum

Please Note:
Every effort has been made to ensure the
accuracy of information in this map at the
time of publication.

The spatial data portrayed in this map is as
current, accurate and complete as provided
by the various line departments responsible
for the maintenance of these datasets.

The City of Cape Town accepts no
responsibility for, and will not be liable for,
any errors or omissions contained herein.

THIS MAP WAS COMPILED BY:
CORPORATE GIS
Information & Knowledge
Management

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city.maps@capetown.gov.za

Date: 28th August 2025



CITY OF CAPE TOWN
ISIXEKO SASEKAPA
STAD KAAPSTAD

Making progress possible. Together.

662

TRIANGLE INDUSTRIAL

City Improvement District



0 15 30 45 60 90 120
Meters

1:1 500
Transverse Mercator Projection,
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Date: 28th August 2025



CITY OF CAPE TOWN
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STAD KAAPSTAD

Making progress possible. Together.

TICID Vision

Our vision is to deliver a safe, welcoming, and well-maintained environment that empowers businesses and strengthens the local economy.

TICID Mission

Our mission is to enhance the Triangle Farm Industrial area through public safety initiatives, comprehensive maintenance and cleaning, beautification, and waste minimisation projects to create a secure, clean, and sustainable environment where businesses can thrive.

The core values of the TICID

Transparency: Open decision making so that stakeholders can readily discern our outputs and outcomes.

Accountability: We answer for the execution of our responsibilities.

Performance: We will strive to achieve our strategic objectives.

Stakeholder Inclusivity: We will carry out our activities taking into account the needs, interests and expectations of our stakeholders.

Social Responsibility: We aim to deliver economic, social and environmental benefits for all our stakeholders.

Sustainable Development: We will meet the needs of the local community without compromising the ability of future generations to meet theirs.

The strategic objectives of the TICID

- **Improving public safety:** Measures are implemented to ensure the safety and security of all businesses, employees and visitors to the area by deployment of public safety patrol officers, directly supporting our mission to create a safe environment.
- **Maintenance and Cleansing:** To provide a cleansing service to clean and maintain the area on public space and encouraging the businesses to maintain their private properties.

- **Environmental development:** We continuously strive to maintain, beautify and upgrade the area on public space.
- **Promoting social and economic development:** Partnership with identified organizations to ensure social and economic development in an environmentally sustainable manner.

Consistency with the Integrated Development Plan (IDP)

Introduction

The IDP of the City rests on 3 foundations, 3 second-tier priorities and 3 top-tier priorities. Together this supports the vision for the City of Cape Town's City of Hope. The IDP is based on the City's 16 objectives linked to its priorities and foundations.

The TICID is working towards the continuous development and improvement of the urban environment through public safety, cleansing, urban management, and social initiatives, all aimed at safeguarding and growing the existing businesses and economic opportunities thereby maintaining and creating employment opportunities. By having a well-run area where crime and grime is limited bodes well for future business opportunities. The TICID's supplementary and enhanced services are consistent with the City's IDP objectives with specific reference to the following programmes:

Public Safety: The primary focus and therefore budget allocation for the TICID is aimed at improved public safety in the public spaces within the TICID boundary. The TICID therefore directly supports objective 5 and 6 of the IDP.

Urban maintenance: The TICID supports the functions of the city through the delivery of coordinated supplementary municipal services and communicates with the various line departments which facilitates streamlined communication and service delivery within the city in terms of objective 13 of the IDP.



Cleaning and the environment: The TICID urban cleaning and maintenance plan supports the objectives of a sustainable environment, specifically aimed at the public space of the city, creating safe, quality public spaces whilst supporting environmental sustainability. The cleaning provided as a supplementary service further enhances the basic services provided by the city.

Social Development: The TICID supports the City's social upliftment strategies to find solutions for Social Development, which includes supporting individuals to move from the street into places of safety, and uplift and assist NGOs with funds that are generated from a recycling project, and which will also reduce waste to our overloaded landfill sites.

The TICID governance structures ensure an open and transparent approach in the way public money is used for the benefit of the community. Audited financial statements are available on the TICID's website for public scrutiny.

Proposed Services and/or projects

To address the ongoing needs of the area the TICID will continue to address the following:

- The management of the TICID operations.
- The provision of public safety and security measures in the public areas only.
- The cleaning, maintenance and greening of the public spaces in the area.
- In co-operation with the relevant City of Cape Town departments, actions will be taken to address and monitor urban management issues related to the public infrastructure in the TICID.
- Through constructive partnerships with all the role players in the TICID, initiatives will be implemented to improve the sustainability of the businesses and potentially create employment opportunities in the area.
- Marketing and promotion of the area will be done to promote the area as a well-managed and safe area to conduct business.

- Continue with a recycling project with the assistance of the business associates in the area where funds generated from this project will assist NGOs as part of the TICID's social responsibility towards the community and assist with waste minimization.

Improving Public Safety

Currently there are two public safety vehicles patrolling the CID area, two vehicles on day shift (06h00 – 18h00) and two in the night (18h00 – 06h00) from Monday to Sunday with one public safety officer per vehicle who are brightly uniformed TICID ambassadors to help maintain an inviting and safe experience by being the face of the area. These responders attend to complaints which are dispatched by the control room, do general visibility patrols, and monitor hotspots for dumping and other illegal activity.

One public safety officer is placed with the TICID's security trailer from Monday to Friday from 06h00 – 18h00 at the Uranium Street gate which poses as a hotspot area. People entering the area via the public open space bordering Bellville-South on the one side and Bellville CBD on the other is monitored daily. The security officer also checks vehicles entering the public open space to avoid illegal dumping. At night the gate is locked and people working nightshift can enter through the turnstile. Black screen monitoring is done from 18h00 – 06h00 when the officer leaves the site. The Control room will inform the patrollers immediately if there is any movement at the gate.

Bicycle patrols are also conducted in the day when it is quiet. Due to the robberies that has taken place on the public open space the TICID installed a board on the gate warning the public they are entering a high crime area. A weekly crime update is sent to all the businesses in the area and when robberies occur the TICID requests business owners to inform their employees to walk in a group and not alone.



Joint operations are also held with the assistance of Bellville SAPS, Traffic Services, and the various security companies for visibility and to focus on the public open space adjacent to Triangle Farm which borders two railway lines. The TICID monitors the public open space that becomes overgrown as this is a crime generator that poses a threat to safety and security and if left unattended illegal structures pop up. Twice a year, the TICID engages with the City to carry out bush clearing to mitigate these risks.



Bi-monthly meetings are held with SAPS, surrounding CID's, management of the CID's public safety service provider, and the various security companies that provide alarm monitoring in the area, where crime trends are discussed. and hotspots are also identified to address issues of concern.

The current public safety contract is expiring June 2027. Before expiry, the TICID will initiate an open tender or request for proposal process to test the market and use the opportunity to revise the stipulations of the current contract, if necessary, at the time.

Property owners are encouraged to secure their premises and to make sure their alarm systems are activated and to regularly check if their alarm is in good working order and that there is effective lighting on the premises, as the TICID public safety service provider may only operate in the public space.

In order to facilitate an integrated approach, the TICID will continue to participate in the safety and security forum in association with the appointed security service provider. These actions will include coordination and cooperation with:

- The South African Police Service
- Local Community Policing Forums
- Other existing security services in the area
- City of Cape Town Safety & Security Directorate
- Community organisations

- Other stakeholders

Camera monitoring

The TICID currently has 18 cameras that have been installed at hotspot areas, which includes 2 License Plate Recognition (LPR) cameras which has been installed at the two entrances in Triangle Farm, Brug and Electron Street.

Only three of the eighteen cameras are monitored, two LPR's at the entrances and one at the Uranium Street gate. The control room contacts the patrollers who promptly attend to the incident. When assistance is required from SAPS, ambulance and other City departments such as Traffic Services, Fire Services, etc. then the necessary calls are made and followed up until such assistance arrives on scene. When footage is requested by SAPS, the TICID will download the footage from the system.

To improve safety and security the TICID will continue with its comprehensive and integrated public safety plan for the area in conjunction with its appointed service provider. These actions will include coordination with the South African Police Service and other existing security services in the area.

The installation of new cameras and replacement of outdated camera equipment/wireless network and maintenance of the network with the latest Technology will be considered, if required, as the CID camera's function 24/7 in all weather conditions. Without camera's it would be impossible to manage and deter crime as currently is the case, unless one employs more responders which is at a much greater cost. Cameras are important in that the captured imagery is available as evidence when required and deters the human error factor. Footage playback can be done up to 3 months to verify incidents which is not possible when relying on mere patrollers on their own.

The Public Safety services as planned is in support of the IDP, directly supporting the top-tier priorities of Safety, Economic Development and Basic Services. The envisioned public safety services support Objective 5 (Effective law enforcement to make communities safer) and 6 (Strengthen partnerships for safer communities).

The Public Safety function currently in 2025/26 costs the TICID R1 900 000 and needs to be maintained. As all security companies are PSIRA registered and there is national minimum wage increases stipulated for guards, it is envisaged that for the next 5 years the expenditure will increase as follows:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Public safety	R2 050 000	R2 193 500	R2 373 015	R2 550 995	R2 724 980	R11 892 490
CCTV monitoring	R31 500	R33 390	R35 400	R37 520	R39 770	R177 580
CCTV cameras (Capital)	R50 000	R30 000	R50 000	R30 000	R30 000	R190 000
TOTAL	R2 131 500	R2 256 890	R2 458 415	R2 618 515	R2 794 750	R12 260 070

Maintenance and Cleansing

The TICID contracts the services of two cleaners through a garden service provider, offering supplementary and enhanced cleaning support to the City of Cape Town. The cleaners operate from Monday to Friday, 08h00 – 17h00 within the CID's geographical area. Their duties include the sweeping of streets, picking up litter and cleaning the verges of sand and debris which would land up in the stormwater drainage.





The TICID's cleaners wear branded bibs and have each been provided with a bin trolley by the CID's cleansing service, making them easily identifiable in the area. 16 x combo bins which was sponsored to the CID is also emptied daily by the cleaners.



The green litterbins are checked weekly and reported to Waste Services Department if not emptied or over full.

The garden service contract includes the cutting of grass once a month with the permission of Recreation & Parks Department on the public open space at the entrance of Triangle Farm, including the greenbelt strip that runs through the middle of the area (proposed Tienie Meyer bypass), and sections throughout the whole area between businesses on public space.

The TICID's cleansing service also maintains all sections of landscaping weekly that was completed by the TICID and prune the trees on the public open space at the entrance of Triangle Farm.



The TICID monitors the public open space adjacent to Triangle Farm that becomes overgrown as this is a crime generator that poses a threat to safety and security and if left unattended illegal structures pop up. Requests are submitted every quarter to the Urban Mobility Directorate that assists with the bush clearing.

Regular checks are done and if any illegal posters are detected in the area the relevant company is asked to remove it within a short time frame, failing which are then reported to the CCT. Small dumping's are removed by the CID's cleaners and larger dumping's are reported to Urban Waste Management Directorate. The CID has a good working relationship with CCT officials who speedily attends to all graffiti reported. The CID attends to all issues within the geographical area on public space as ultimately it impacts the image presented of the TICID.

The garden service and cleaners will continue to provide supplementary and enhanced service to the City of Cape Town as they are currently doing and no vast changes to their working methodology is envisaged for the next 5-year term.

The TICID will continue to identify and monitor the status of public infrastructure such as roads, pavements, streetlights, road markings and traffic signs and coordinating actions with the relevant City of Cape Town's departments to address infrastructure defects. This will be done through specific liaison with departments and officials to the reporting and monitoring of repairs identified by the CID manager.

This is in line with the Objective 4 of the IDP (Well managed and modernised infrastructure to support economic growth), specifically objective 4.7 (promoting cleanliness and addressing illegal dumping). The TICID will work closely with the city regarding solid waste objective 4.5 (excellence in waste service delivery programme) and 4.6 (Waste minimization and recycling program).

This service currently costs the CID R400 000 annually. It is envisaged that in the next 5-year term the following amounts will be applicable to maintain the area:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Maintenance and Cleansing	R410 000	R434 600	R460 680	R488 325	R517 610	R2 311 215

Environmental Development

The Environmental Development aspect of the business plan also focuses on beautifying and maintaining our urban landscape.

Various sections of landscaping, installation of benches and litterbins, pathways, and planting of trees have been completed in the TICID area to uplift and beautify the area.



The TICID will continue to uplift the area with further landscaping, planting of trees, installing benches, and redo the parking areas with concrete bollards on the public open spaces after consultation with the CCT.

The TICID embarked on a recycling project in 2012 with the assistance of the business associates in the area. This project has been successful over the years and the TICID will continue.

An email is sent to all businesses in the Triangle Farm area to assist with the TICID's recycling project. All recycling is collected and removed by an independent recycling company and the funds are then paid over to the TICID. The waste diversion in Triangle Farm is submitted monthly to the city's Urban Waste Management Directorate.

The cost for Environmental Development over the 5-year period will be as follows:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Environmental Development	R40 000	R40 000	R49 400	R44 945	R47 640	R221 985

Social and Economic Development

The social issues of the entire City of Cape Town are varied and complex and no single plan or approach will adequately address these issues. The TICID has no homeless persons, church organizations, soup kitchens, municipal clinics, etc. within our geographical area.

The TICID embarked on a recycling project in 2012 with the assistance of the business associates in the area. All funds generated from the recycling project are used to assist and uplift an NGO for the disabled in the TICID area as part of the CID's social responsibility toward the community, and at the same time co-ordinating a project aimed at waste minimization.

The TICID supports the City's Social Upliftment Strategies to find lasting solutions for Social Development, which includes support NGOs that provide social services and where possible create employment opportunities. This is in support of Objective 15 (Building a more spatially Integrated and Inclusive City).

The TICID will also continue to address any form of animal cruelty and abandoned animals in the area and report to the CCT. The Social and Economic Development services as planned is in support of the IDP Strategic Focus area for an Opportunity City.

The cost of the proposed Social and Economic Development service during the five-year term is summarized below:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Social and Economic Development	R6 000	R6 000	R7 000	R7 000	R8 000	R34 000

Communication

The focus will be on communicating with the members, business and property owners of the TICID by:

- Maintaining of the TICID's website.

- Distribution of newsletters, crime updates, etc. pertaining to activities occurring in the area and successes of the TICID.
- Appropriate signage within the industrial area promoting the CID.
- Promote community pride through the initiatives of the TICID in making the area cleaner and safer.
- Promoting the TICID through high visibility branding on the patrol vehicles.
- Media coverage promoting the CID and business prospects of the area.

The cost of the proposed Marketing and promotions during the five-year term is summarized below:

Description	Year 1	Year 2	Year 3	Year 4	Year 5	Total expenditure
Marketing and promotions	R15 000	R15 900	R16 900	R17 870	R18 940	R84 610

5-Year Budget of the TICID

The detailed 5-year budget for the implementation plan and operations of the TICID is set out in Annexure C. It reflects the identified needs of the TICID's operations in as cost-effective manner as possible. Should property owners receive partial or full relieve in respect of rates they would enjoy full exemption from payment of any TICID additional property rate. It is however incumbent on the property owner to seek such relief as set out in the CCT's Rates Policy.

Financial impact of the CID

In line with the City's CID By-law, the Management body is required to prepare a proposed annual budget for each successive financial year by the date and format required by the Executive Director based on the specific needs of the area as set out in the Business Plan. The budget is funded by an additional property rate levied on the municipal valuation of all properties within the CID boundary. Additional property rates attract VAT @ 15%. The TICID has signed a Finance Agreement with the City of Cape Town.

The property rate is calculated by the City annually during the City's budget process. The additional rate is expressed as a Rand-in-the-rand and is calculated by dividing the total budget with the total municipal valuation of properties in the CID.

The impact on individual property owners in the outer years of the CID term may vary due to the valuation fluctuations caused by successful valuation objections, subdivisions, new developments, court amendments, implementation of a new General Valuation Roll or Supplementary Valuation roll causing the CID budget to be spread over an increased or reduced total municipal valuation base.

The CID By-law allows for a differentiation in tariffs for the different types of properties and as such only a non-residential additional property rate is applicable in the TICID, as there are only business properties within the CID geographical area.

The budget and additional property rates are approved by Council with the City's budget and is applicable over a financial year, which starts on the 1 July.

Individual contributions for residential and non-residential properties can be calculated as follows:

1. $\text{Municipal valuation} \times \text{R } 0. \text{XXXXXX} = \text{Annual contribution (VAT excl.)}$ – Note: R 0. XXXXXX represents the approved TICID additional property rate.

2. $\text{Annual contribution (VAT excl.)} \div 12 = \text{Average monthly contribution (VAT excl.)}$

3. $\text{Average monthly contribution (VAT excl.)} \times 1.15 = \text{Average monthly contribution (VAT incl.)}$

The Expenditure Budget for each year of the Business Plan:

YEAR	TOTAL EXPENDITURE	REVENUE Funding Source: Additional Rates	REVENUE Other funding Source: Accumulated Surplus	REVENUE Other funding Source: Income from recycling	% INCREASE IN ADDITIONAL RATES REQUIREMENT
1	R3 744 610	R3 641 610	R100 000	R3 000	7%
2	R3 943 110	R3 860 110	R80 000	R3 000	6%
3	R4 194 716	R4 091 716	R100 000	R3 000	6%
4	R4 420 220	R4 337 220	R80 000	R3 000	6%
5	R4 680 451	R4 597 451	R80 000	R3 000	6%

Proposed Management Structure

The TICID is managed by a board of Directors, elected by the members of the TICID at the preceding years AGM. The Board of Directors consists of property owners within the TICID and a political representative from the City of Cape Town attending Board meetings as an observer. The Board manages a Non-Profit company (NPC) which is responsible for the management of the CID, within the framework of the approved business plan and oversees the implementation thereof.

Elected Board members take responsibility for the various portfolios in the company and regular board meetings (once every two months) allow the directors to review current operations and apply corrective measures as required.

The Board has appointed service providers with the necessary contracts in place to manage the day-to-day supplementary municipal services within the TICID. The supplementary and enhanced services provided by the TICID represent the actual needs of the area according to the vision of the property owners for the area. The level and quantity of services provided are decided upon by the property owners as CID's are property-owner driven. The TICID is managed by a manager appointed by the Board and oversees the day-to-day delivery of the services as well as attending to all the administrative legalities of a CID according to the Business Plan.

All the above is subject to monitoring and oversight by various departments in the City of Cape Town. The CID branch advises, monitors, oversees and provides guidance on administrative, financial, operational and governance compliance.

An Annual General Meeting is held every year to review the performance of the CID and to confirm the mandate of the members. The budget and implementation plan for the next year is presented and discussed for approval at the AGM. The AGM also provides the opportunity to elect new directors and/or re-elect current directors to serve on the board of the NPC. All members and the local community are invited to attend the meeting and notices and documents are placed on the TICID's website.

Permissible Amendments to the Business Plan

If a determination is made to affect a material alteration to the geographical boundaries of the CID, such alteration shall be implemented in accordance with the formal process in Section 26 of the CID By-law. If an amendment to the geographical boundaries of a CID is deemed non-material and does not alter the terms of liability or the quantum of the additional rate levied, such amendment shall be undertaken in compliance with Section 25 of the City Improvement District By-law, 2023.

Where additional services or amendment to existing services or strategies are necessitated through collaboration with municipal departments, and such services are not expressly provided for in the motivation report but is deemed as enhanced and/or supplementary municipal services, the business plan may be amended without further consent, provided that the amendment is non-material and the process prescribed under Section 25 of the CID By-Law, 2023 is duly followed.

There are currently no further plans to investigate or explore significant changes to the strategy or operations of the TICID and therefore none are noted here.

List of all rateable properties within the CID

A list of all rateable properties within the TICID is attached as Annexure A.

	TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) 5 YEAR IMPLEMENTATION PLAN 1st July 2026 to 30th June 2031
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MANAGEMENT AND OPERATIONS											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Appointment of relevant service providers	Appointment of appropriately qualified service providers	Year 1	→					Manager and Board	Operational	Service providers to be appointed by means of a well documented fair, equitable, transparent and competitive process. Review service provider appointment in last year of contract period by means of a well documented fair, equitable, transparent and competitive process.
2	Appointment of suitably qualified staff	Appointed suitably qualified staff	Year 1	→				→	Manager and Board	Operational	Well documented recruitment and selection process. For contracted staff, review staff contracts in last year of contract period.
3	Appoint an auditor	IRBA registered auditor appointed	Year 1	→					Manager and Board	Operational	IRBA registered auditor appointed at the AGM.
4	Board meetings	Bi-monthly board meetings	Bi-monthly	6	6	6	6	6	Manager and Board	Annual Report	Quorum of directors present at every meeting. Feedback per portfolio. Keep minutes and file resolutions.
5	Monthly Progressive Income and Expenditure Report to CCT	Submit reports to the CID Branch by 15th	Monthly	12	12	12	12	12	Manager	Operational and Board	Refer to Finance Agreement. Submit reports to the CID Branch. Board to track budget implementation and institute corrective measures when required.
6	Audited Annual Financial Statements	Unqualified Audited Annual Financial Statements	Annually	1	1	1	1	1	Manager and Board	Board, Operational and Annual Report	Annual Financial Statements audited and signed by nominated Directors.
7	Submit Annual Financial Statements to City	Signed Annual Financial Statements submitted to City	Annually	1	1	1	1	1	Manager	Operational	Signed AFS submitted to the CID Branch by 31 August of each year.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
8	Review arrears list	Report arrears to board	Quarterly	4	4	4	4	4	Manager	Operational	Board Members in arrears cannot participate in meetings and members in arrears cannot participate in AGMs.
9	Annual feedback to members at AGM	Host legally compliant AGM	Annually	1	1	1	1	1	Manager and Board	Board	Host successful AGM before 31 December.
10	Submit Annual Report and Annual Audited Financial Statements to Sub-council(s)	Submit AFS and annual report to Subcouncil within 3 months of AGM.	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
11	CIPC Compliance • Annual Returns	Submit Annual Returns to CIPC within 30 business days of company registration date	Annually	1	1	1	1	1	Manager and Board	Operational	Submit proof of submission to CID Branch.
12	CIPC Compliance • Directors change • Auditors change • Company Secretary	Submit amendments to CIPC within 10 business days of the change	Ad-hoc	→	→	→	→	→	Manager and Board	Operational	Submit proof of submission to CID Branch.
13	Manage and monitor the service request process	Complete daily reports of service requests and monitor outstanding issues	Monthly	12	12	12	12	12	Manager and Board	Operational	Follow up with sub-council in respect of outstanding service requests
14	Participate in the review / development of the City's Integrated Development Plan	Annual submissions to Subcouncil Manager	Annually	1	1	1	1	1	Manager and Board	Operational	October to February of every year.
15	Participate in the City's Capital and Operating Budgets process	Annual submissions to Subcouncil Manager.	Annually	1	1	1	1	1	Manager and Board	Operational	By September of each year.
16	Maintain NPC membership	Up to date NPC membership register	Ad-hoc	→	→	→	→	→	Manager and Board	Operational	Maintain up to date membership list on website.
17	Submit an extension of term application	Submit a comprehensive extension of term application for approval by the members and the CCT Council.	In year 5					1	Manager and Board	Operational	Prepare a new business plan in the last year of term.
18	Annual Tax Compliance Status	Within one month after expiry date.	Annually	1	1	1	1	1	Manager and Board	Operational	Upload Tax Compliance Status via the eServices portal.
19	Adjustment Budget	Board approved adjustment budget	Annually	1	1	1	1	1	Manager and Board	Operational	Submit Board minutes and approved adjustment budget to the CCT by end of March.
20	First Board meeting post AGM	Allocate portfolios, elect Chairperson, sign Declaration of Interest, complete POPIA declaration	Annually	1	1	1	1	1	Manager and Board	Operational	All new directors to receive relevant documents.

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
21	Register with the Information Regulator of South Africa	Compliance with Information Regulator of South Africa	Year 1	→					Manager and Board	Operational	
22	VAT reconciliation and tax returns	BI-monthly VAT returns and annual tax returns submitted to SARS on time	Bi-monthly	6	6	6	6	6	Manager and Board	Operational	
23	At least 90% of the approved budget is spent on each line item relating to the capital budget	Total capital expenditure as a percentage of total capital budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each capital line item must exceed 90%
24	At least 90% of the approved budget is spent on each line item relating to the core services budget	Total core services (public safety, cleaning and maintenance, environmental and social development) expenditure as a percentage of total core services budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each core services line item must exceed 90%
25	At least 90% of the approved budget is spent on each line item relating to the project budget	Total project expenditure as a percentage of total project budget	Year 1- Year 5	→	→	→	→	→	Manager and Board	Annual Report	Total spend for each project line item must exceed 90%

PUBLIC SAFETY											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a Public Safety strategy and management plan	Up to date Public Safety Management and Strategy Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of a new term and then modified continuously in conjunction with the SAPS, Local Authority and existing Public Safety service provider using their experience as well as available crime statistics
2	Appoint a Public Safety service provider(s)	Contracted PSIRA registered public safety service provider(s)	Year 1	→					Board	Board	The Public Safety service provider(s) could include Public Safety Patrols, Control Room services and CCTV Monitoring through a fair, equitable, transparent and competitive process

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
3	Review and approve the Public Safety strategy and management plan	Approved Public Safety strategy and management plan	Annual	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide safety services by the appointed service provider and evaluate levels of service provided.
4	Record Public Safety Incidents	Up to date public safety incident records	Ad-hoc	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report
5	CID participation in joint operations	Participated in joint operations	Ad-hoc	1	1	1	1	1	Manager and Service Provider	Annual Report where applicable	Participation in joint operations dependent on the public safety needs of the area
6	Deploy Public Safety resources accordingly and effectively on visible patrols. Public Safety personnel and patrol vehicles to be easily identifiable	Effective Public Safety patrols	Daily	→	→	→	→	→	Manager and Service Provider	Operational	Utilise the "eyes and ears" of all Public Safety and gardening/street cleaning staff, as well as own staff, to identify any breaches
7	Participate in local safety forums	Attend local safety forums	Quarterly	4	4	4	4	4	Manager and Service Provider	Operational	Participate in existing Neighbourhood Watch, Community Police Forum, other CIDs and SAPS meetings
8	Plan deployment of CCTV cameras	CCTV Camera deployment included in Public Safety strategy and management plan	Daily	→	→	→	→	→	Board, Manager and Service Provider	Board and Operational	
9	Register CCTV Cameras with the CCT	Cameras registered with the CCT	Ongoing	→	→	→	→	→	Manager	Operational	
10	Monitor CCTV Cameras	Monitoring of CCTV Cameras by appropriately qualified service providers.	Daily	→	→	→	→	→	Manager	Operational	Service providers to be reappointed or new providers to be appointed in last year of contract period by means of a competitive process. Well Documented.

MAINTENANCE AND CLEANSING											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a maintenance and cleansing strategy and management plan	Up to date maintenance and cleansing strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
2	Appoint a maintenance and cleansing service provider(s)	Contracted service provider(s)	Year 1	→					Board	Board	Appoint a maintenance and cleansing service provider(s) through a fair, equitable, transparent and competitive process
3	Review and approve the maintenance and cleansing management plan	Approved maintenance and cleansing strategy and management plan	Annual	1	1	1	1	1	Board and Manager	Annual Report	Clear deliverables and defined performance indicators to guide maintenance and cleansing services by the appointed service provider and evaluate levels of service provided.
4	Evaluate and review the provision of public litter bins	Sufficient public litter bins	Ongoing	→	→	→	→	→	Manager	Operational	Identify hotspot areas of littering to provide public litter bins and log a CCT service request
5	Cleaning of streets and sidewalks supplementary to those provided by the CCT	Clean streets and sidewalks in partnership with the CCT	Daily	→	→	→	→	→	Manager	Operational	Identify hotspot areas of littering to provide additional street cleaning and log a CCT service request
6	Health and safety issues reported to the CCT	Logged CCT service request resolved	Ad-hoc	→	→	→	→	→	Manager	Operational	Follow up with sub-council in respect of outstanding CCT service requests
7	Combat Illegal dumping	Logged CCT service request resolved	Ongoing	→	→	→	→	→	Manager	Operational	Follow up with relevant department in respect of outstanding CCT service requests
8	Removal of illegal posters	Urban infrastructure free from illegal posters	Ongoing	→	→	→	→	→	Manager	Operational	Monitor the removal of illegal posters by the CCT and where relevant log a CCT service request
9	Removal of graffiti	Urban infrastructure free of graffiti	Ongoing	→	→	→	→	→	Manager	Operational	Monitor the removal of graffiti by the CCT and where relevant log a CCT service request
10	Record maintenance and cleansing activities	Up to date maintenance and cleansing records	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report where applicable	Indicative records to be included in Annual Report

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
11	Identify problems, requiring minor maintenance to CCT infrastructure and perform relevant maintenance on: a. Water and Sanitation infrastructure b. Roads and Stormwater infrastructure c. Road markings d. Grass cutting in Public Open Spaces incl. Parks e. Street furniture	Completed minor maintenance to CCT infrastructure	Ongoing	→	→	→	→	→	Manager and Service Provider	Operational, Board and Annual Report	Engage with relevant department before undertaking maintenance
12	Identify problems, required maintenance or damage to CCT infrastructure and report to relevant department including: a. Street lighting b. Water and Sanitation c. Roads and Stormwater d. Traffic signals and road markings e. Public Open Spaces incl. Parks	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager	Operational, Board and Annual Report	Follow up with sub-council in respect of outstanding CCT service requests

ENVIRONMENTAL DEVELOPMENT											
NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop an environmental development strategy and management plan	Up to date environmental development strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Promote waste minimization and management thereof through awareness on waste, water, noise and air pollution	Quarterly awareness campaign through newsletters or website to business and property owners.	Quarterly	4	4	4	4	4	Manager and Service Provider	Board	Partner with CCT Urban Waste Management Law Enforcement
3	Implement a Recycling programme	Recyclable waste collected	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report	By service provider or cleaning staff.
4	Install public recycling bins	Public recycling bins installed	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Annual Report	By service provider or cleaning staff in partnership with the City
5	Implement and maintain landscaping projects	Landscaping projects implemented and maintained	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENC Y per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
6	Install and maintain street furniture	Street furniture maintained	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	
7	Monitor and report illegal signage and posters	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	
8	Improve green urban environment	Green urban environment	Ongoing	→	→	→	→	→	Manager and Service Provider	Board and Operational	Tree planting, maintaining of tree wells, road verges, replanting and maintaining of flower pots etc.
9	Monitor environmental health of waterways	Report findings to the relevant CCT department and log CCT service request	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	

SOCIAL AND ECONOMIC DEVELOPMENT

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENC Y per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a social and economic development strategy and management plan	Up to date social and economic development strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Monitor and review implementation of informal trading plans in support of economic development	Managed informal trading	Ongoing	→	→	→	→	→	Manager and Service Provider	Board, Operational and Annual Report where applicable	
3	Continue with a recycling project to assist a NGO and coordinating a project aimed at waste minimization	Monthly waste diversion submitted to the CCT	Ongoing	→	→	→	→	→	Manager and Service Provider	Operational	

COMMUNICATION

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENC Y per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
1	Develop a communication strategy and management plan	Up to date communication strategy and management Plan	Year 1	→					Board, Manager and Service Provider	Annual Report	This is done comprehensively at the beginning of term and then modified continuously in conjunction with the service provider using their experience as well as available statistics
2	Maintain Website	Up to date website	Ongoing	→	→	→	→	→	Manager	Board	In terms of CCT CID Policy requirements

NO.	ACTION STEPS	KEY PERFORMANCE INDICATOR	FREQUENCY per year	DURATION IN WEEKS, MONTHS OR YEARS					RESPONSIBLE	REPORTING	COMMENTS
				Y1	Y2	Y3	Y4	Y5			
3	Newsletters / Newsflashes	Communication distributed	Quarterly	4	4	4	4	4	Manager	Operational and Annual Report	Including use of social media platforms
4	Regular interaction with property and business owners	Feedback on interactions	Ongoing	→	→	→	→	→	Manager	Operational	
5	CID information signage	Clearly identifiable CID signage	Ongoing	→	→	→	→	→	Manager	Operational	Signage to be visible and maintained with CCT approval

		TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) 5-YEAR TERM BUDGET 1 July 2026 to 30 June 2031									
		2026/27		2027/28		2028/29		2029/30		2030/31	
INCOME		R		R		R		R		R	
Income from additional rates		-3 641 610	97.2%	-3 860 110	97.9%	-4 091 716	97.5%	-4 337 220	98.1%	-4 597 451	98.2%
Other: Accumulated surplus		-100 000	2.7%	-80 000	2.0%	-100 000	2.4%	-80 000	1.8%	-80 000	1.7%
Other Income: Recycling		-3 000	0.1%	-3 000	0.1%	-3 000	0.1%	-3 000	0.1%	-3 000	0.1%
TOTAL INCOME		-3 744 610	100.0%	-3 943 110	100.0%	-4 194 716	100.0%	-4 420 220	100.0%	-4 680 451	100.0%
EXPENDITURE		R		R		R		R		R	
Employee-related		540 960	14.4%	573 238	14.5%	607 635	14.5%	644 103	14.6%	682 735	14.6%
Salaries and wages		402 000		426 120		451 690		478 794		507 525	
PAYE, UIF and SDL		104 300		110 558		117 190		124 229		131 670	
COIDA		3 000		3 000		3 180		3 370		3 570	
Bonus		31 660		33 560		35 575		37 710		39 970	
Core business		2 537 500	67.8%	2 707 490	68.7%	2 925 495	69.7%	3 128 785	70.8%	3 338 000	71.3%
Cleansing services		410 000		434 600		460 680		488 325		517 610	
Environmental upgrading		40 000		40 000		49 400		44 945		47 640	
Public safety		2 050 000		2 193 500		2 373 015		2 550 995		2 724 980	
Public Safety - CCTV monitoring		31 500		33 390		35 400		37 520		39 770	
Social upliftment		6 000		6 000		7 000		7 000		8 000	
Urban maintenance		-		-		-		-		-	
Depreciation		135 702	3.6%	125 572	3.2%	69 000	1.6%	54 500	1.2%	36 885	0.8%
Repairs & Maintenance		38 000	1.0%	40 280	1.0%	50 000	1.2%	45 000	1.0%	47 700	1.0%
General expenditure		283 200	7.6%	300 727	7.6%	319 835	7.6%	337 715	7.6%	357 207	7.6%
Accounting and taxation fees		60 000		63 600		67 440		71 520		75 750	
Advertising costs		6 550		6 943		7 400		7 800		8 270	
Auditors' remuneration		23 650		25 069		26 575		28 170		29 860	
Bank charges		9 500		10 070		10 700		11 320		11 990	
Catering and food		7 000		7 420		7 900		8 350		8 750	
Computer expenses		22 500		23 850		25 300		26 850		28 400	

	2026/27		2027/28		2028/29		2029/30		2030/31	
Contingency / Sundry	10 000		10 000		10 000		8 150		6 977	
Insurance	39 000		41 730		44 700		47 830		51 100	
Marketing and promotions	15 000		15 900		16 900		17 870		18 940	
Meeting expenses	5 000		5 500		6 150		6 655		7 320	
Office rental	45 000		48 150		51 530		55 140		59 000	
Printing / stationery / photographic	4 000		4 240		4 500		4 800		5 000	
Refreshments and teas	3 500		3 710		4 000		4 190		4 400	
Secretarial duties	8 000		8 480		9 000		9 550		10 100	
Telecommunication	15 000		15 900		16 860		17 880		18 900	
Utilities (not CCT)	9 500		10 165		10 880		11 640		12 450	
Projects	50 000	1.3%	50 000	1.3%	50 000	1.2%	50 000	1.1%	50 000	1.1%
Ad hoc environmental / greening / beautification	50 000		50 000		50 000		50 000		50 000	
Capital expenditure (PPE)	50 000	1.3%	30 000	0.8%	50 000	1.2%	30 000	0.7%	30 000	0.6%
CCTV / LPR cameras	50 000		30 000		50 000		30 000		30 000	
Rolling bad debt reserve 3%	109 248	2.9%	115 803	2.9%	122 751	2.9%	130 117	2.9%	137 924	2.9%
TOTAL EXPENDITURE	3 744 610	100.0%	3 943 110	100.0%	4 194 716	100.0%	4 420 220	100.0%	4 680 451	100.0%
(SURPLUS) / SHORTFALL	-		-		-		-		-	
GROWTH: EXPENDITURE	3.3%		5.3%		6.4%		5.4%		5.9%	
GROWTH: ADD RATES REQUIRED	7.0%		6.0%		6.0%		6.0%		6.0%	

LIST OF RATEABLE PROPERTIES WITHIN THE TRIANGLE INDUSTRIAL CID

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	1	ATOMIC STREET	TRIANGLE FARM		644726	21773
NON-RESIDENTIAL	4	ATOMIC STREET	TRIANGLE FARM		636665	12835
NON-RESIDENTIAL	5	ATOMIC STREET	TRIANGLE FARM		644584	21537
NON-RESIDENTIAL	6	ATOMIC STREET	TRIANGLE FARM		639272	15747
NON-RESIDENTIAL	12	ATOMIC STREET	TRIANGLE FARM		639439	15949
NON-RESIDENTIAL	3	BRUG STREET	TRIANGLE FARM		636620	12715
NON-RESIDENTIAL	4	BRUG STREET	TRIANGLE FARM	1	450530	12753
NON-RESIDENTIAL	4	BRUG STREET	TRIANGLE FARM	2	450530	12753
NON-RESIDENTIAL	4	BRUG STREET	TRIANGLE FARM	3	450530	12753
NON-RESIDENTIAL	5	BRUG STREET	TRIANGLE FARM		636619	12714
NON-RESIDENTIAL	9	BRUG STREET	TRIANGLE FARM		655528	32801
NON-RESIDENTIAL	10	BRUG STREET	TRIANGLE FARM		636628	12744
NON-RESIDENTIAL	12	BRUG STREET	TRIANGLE FARM		636652	12808
NON-RESIDENTIAL	18	BRUG STREET	TRIANGLE FARM		636656	12811
NON-RESIDENTIAL	19	BRUG STREET	TRIANGLE FARM		647646	24543
NON-RESIDENTIAL	21	BRUG STREET	TRIANGLE FARM		1081768	40303
NON-RESIDENTIAL	22	BRUG STREET	TRIANGLE FARM		654029	30965
NON-RESIDENTIAL	23	BRUG STREET	TRIANGLE FARM		636647	12795
NON-RESIDENTIAL	25	BRUG STREET	TRIANGLE FARM		636648	12799
NON-RESIDENTIAL	26	BRUG STREET	TRIANGLE FARM		644721	21765
NON-RESIDENTIAL	27	BRUG STREET	TRIANGLE FARM		644656	21661
NON-RESIDENTIAL	28	BRUG STREET	TRIANGLE FARM		638989	15441
NON-RESIDENTIAL	29	BRUG STREET	TRIANGLE FARM		636651	12802
NON-RESIDENTIAL	30	BRUG STREET	TRIANGLE FARM		638990	15442
NON-RESIDENTIAL	32	BRUG STREET	TRIANGLE FARM		640360	17013
NON-RESIDENTIAL	3	ELECTRON STREET	TRIANGLE FARM		652826	29736
NON-RESIDENTIAL	4	ELECTRON STREET	TRIANGLE FARM		644591	21552
NON-RESIDENTIAL	5	ELECTRON STREET	TRIANGLE FARM		639217	15689
NON-RESIDENTIAL	7	ELECTRON STREET	TRIANGLE FARM		700640	12833
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM	1	636668	12840
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM	2	636668	12840
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM	3	636668	12840
NON-RESIDENTIAL	8	ELECTRON STREET	TRIANGLE FARM		636668	12840
NON-RESIDENTIAL	9	ELECTRON STREET	TRIANGLE FARM		636664	12834

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	11	ELECTRON STREET	TRIANGLE FARM		807355	39296
NON-RESIDENTIAL	12	ELECTRON STREET	TRIANGLE FARM		636669	12841
NON-RESIDENTIAL	13	ELECTRON STREET	TRIANGLE FARM		636666	12836
NON-RESIDENTIAL	2	FERGUSON STREET	TRIANGLE FARM		637039	13270
NON-RESIDENTIAL	3	FERGUSON STREET	TRIANGLE FARM		1032986	39733
NON-RESIDENTIAL	4	FERGUSON STREET	TRIANGLE FARM	1	639273	15749
NON-RESIDENTIAL	4	FERGUSON STREET	TRIANGLE FARM	2	639273	15749
NON-RESIDENTIAL	2	ISOTOPE STREET	TRIANGLE FARM	1	448758	21786
NON-RESIDENTIAL	2	ISOTOPE STREET	TRIANGLE FARM	2	448758	21786
NON-RESIDENTIAL	3	ISOTOPE STREET	TRIANGLE FARM		640841	17517
NON-RESIDENTIAL	4	ISOTOPE STREET	TRIANGLE FARM		644732	21781
NON-RESIDENTIAL	6	ISOTOPE STREET	TRIANGLE FARM		636633	12757
NON-RESIDENTIAL	7	ISOTOPE STREET	TRIANGLE FARM		644608	21587
NON-RESIDENTIAL	8	ISOTOPE STREET	TRIANGLE FARM		636630	12752
NON-RESIDENTIAL	9	ISOTOPE STREET	TRIANGLE FARM		652269	29157
NON-RESIDENTIAL	10	ISOTOPE STREET	TRIANGLE FARM		636621	12716
NON-RESIDENTIAL	12	ISOTOPE STREET	TRIANGLE FARM		639441	15950
NON-RESIDENTIAL	13	ISOTOPE STREET	TRIANGLE FARM		647239	24131
NON-RESIDENTIAL	14	ISOTOPE STREET	TRIANGLE FARM		636622	12717
NON-RESIDENTIAL	15	ISOTOPE STREET	TRIANGLE FARM		647238	24130
NON-RESIDENTIAL	16	ISOTOPE STREET	TRIANGLE FARM		636614	12707
NON-RESIDENTIAL	3	MICRO STREET	TRIANGLE FARM		636637	12766
NON-RESIDENTIAL	5	MICRO STREET	TRIANGLE FARM		636636	12765
NON-RESIDENTIAL	6	MICRO STREET	TRIANGLE FARM		647647	12786
NON-RESIDENTIAL	7	MICRO STREET	TRIANGLE FARM		644568	21514
NON-RESIDENTIAL	8	MICRO STREET	TRIANGLE FARM		636642	12774
NON-RESIDENTIAL	9	MICRO STREET	TRIANGLE FARM		636635	12761
NON-RESIDENTIAL	10	MICRO STREET	TRIANGLE FARM		638423	14790
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	1	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	2	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	3	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	4	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	5	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM	6	648255	25140
NON-RESIDENTIAL	11	MICRO STREET	TRIANGLE FARM		648255	25140
NON-RESIDENTIAL	18	MICRO STREET	TRIANGLE FARM		636626	12739

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	19	MICRO STREET	TRIANGLE FARM		789348	38126
NON-RESIDENTIAL	1	MOLECULE STREET	TRIANGLE FARM		648283	25228
NON-RESIDENTIAL	3	MOLECULE STREET	TRIANGLE FARM		636645	12783
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	1	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	2	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	3	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	4	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	5	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	6	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	7	448411	12844
NON-RESIDENTIAL	4	MOLECULE STREET	TRIANGLE FARM	8	448411	12844
NON-RESIDENTIAL	5	MOLECULE STREET	TRIANGLE FARM		700639	12777
NON-RESIDENTIAL	6	MOLECULE STREET	TRIANGLE FARM		636662	12821
NON-RESIDENTIAL	7	MOLECULE STREET	TRIANGLE FARM		636643	12775
NON-RESIDENTIAL	8	MOLECULE STREET	TRIANGLE FARM		639438	15945
NON-RESIDENTIAL	10	MOLECULE STREET	TRIANGLE FARM		639448	15963
NON-RESIDENTIAL	11	MOLECULE STREET	TRIANGLE FARM		638422	14789
NON-RESIDENTIAL	12	MOLECULE STREET	TRIANGLE FARM		636659	12816
NON-RESIDENTIAL	14	MOLECULE STREET	TRIANGLE FARM		636660	12817
NON-RESIDENTIAL	15	MOLECULE STREET	TRIANGLE FARM		639369	15845
NON-RESIDENTIAL	17	MOLECULE STREET	TRIANGLE FARM		639368	15843
NON-RESIDENTIAL	19	MOLECULE STREET	TRIANGLE FARM		639367	15842
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	1	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	2	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	3	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	4	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	5	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	6	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	7	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	8	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	9	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM	10	636676	12855
NON-RESIDENTIAL	2	NEUTRON STREET	TRIANGLE FARM		636676	12855
NON-RESIDENTIAL	4	NEUTRON STREET	TRIANGLE FARM		636677	12856
NON-RESIDENTIAL	5	NEUTRON STREET	TRIANGLE FARM		636671	12843
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	1	448442	12857

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	2	448442	12857
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	3	448442	12857
NON-RESIDENTIAL	6	NEUTRON STREET	TRIANGLE FARM	4	448442	12857
NON-RESIDENTIAL	7	NEUTRON STREET	TRIANGLE FARM		654023	30948
NON-RESIDENTIAL	9	NEUTRON STREET	TRIANGLE FARM		636670	12842
NON-RESIDENTIAL	9	NEUTRON STREET	TRIANGLE FARM		785645	38676
NON-RESIDENTIAL	3	PROTON CRESCENT	TRIANGLE FARM		638988	15440
NON-RESIDENTIAL	5	PROTON CRESCENT	TRIANGLE FARM		647141	24015
NON-RESIDENTIAL	7	PROTON CRESCENT	TRIANGLE FARM		638986	15438
NON-RESIDENTIAL	8	PROTON CRESCENT	TRIANGLE FARM		652270	29158
NON-RESIDENTIAL	9	PROTON CRESCENT	TRIANGLE FARM		638985	15437
NON-RESIDENTIAL	11	PROTON CRESCENT	TRIANGLE FARM		644569	21515
NON-RESIDENTIAL	12	PROTON CRESCENT	TRIANGLE FARM		648295	25245
NON-RESIDENTIAL	14	PROTON CRESCENT	TRIANGLE FARM		648180	25048
NON-RESIDENTIAL	15	PROTON CRESCENT	TRIANGLE FARM		638984	15434
NON-RESIDENTIAL	19	PROTON CRESCENT	TRIANGLE FARM		644572	21519
NON-RESIDENTIAL	21	PROTON CRESCENT	TRIANGLE FARM		638983	15431
NON-RESIDENTIAL	23	PROTON CRESCENT	TRIANGLE FARM		638982	15430
NON-RESIDENTIAL	25	PROTON CRESCENT	TRIANGLE FARM		639449	15967
NON-RESIDENTIAL	27	PROTON CRESCENT	TRIANGLE FARM		636658	12814
NON-RESIDENTIAL	29	PROTON CRESCENT	TRIANGLE FARM		636657	12813
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	1	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	2	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	3	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	4	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	5	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	6	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	7	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	8	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	9	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	10	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	11	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	12	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	13	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	14	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	15	448757	24547

Category	St No.	Street	Suburb	Unit No	LIS Key	ERF No
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	16	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	17	448757	24547
NON-RESIDENTIAL	2	REACTOR STREET	TRIANGLE FARM	18	448757	24547
NON-RESIDENTIAL	6	REACTOR STREET	TRIANGLE FARM		647236	24129
NON-RESIDENTIAL	12	REACTOR STREET	TRIANGLE FARM		636615	12708
NON-RESIDENTIAL	14	REACTOR STREET	TRIANGLE FARM		636616	12709
NON-RESIDENTIAL	20	REACTOR STREET	TRIANGLE FARM		807611	39158
NON-RESIDENTIAL	24	REACTOR STREET	TRIANGLE FARM		658213	35738
NON-RESIDENTIAL	26	REACTOR STREET	TRIANGLE FARM		658214	35739
NON-RESIDENTIAL	5	TETRA STREET	TRIANGLE FARM		650107	27033
NON-RESIDENTIAL	2	THERMO STREET	TRIANGLE FARM		37654120	40777
NON-RESIDENTIAL	3	THERMO STREET	TRIANGLE FARM		644733	21783
NON-RESIDENTIAL	4	THERMO STREET	TRIANGLE FARM		647606	24499
NON-RESIDENTIAL	5	THERMO STREET	TRIANGLE FARM	1	448760	21782
NON-RESIDENTIAL	5	THERMO STREET	TRIANGLE FARM	2	448760	21782
NON-RESIDENTIAL	6	THERMO STREET	TRIANGLE FARM		636641	12771
NON-RESIDENTIAL	8	THERMO STREET	TRIANGLE FARM		648256	25145
NON-RESIDENTIAL	9	THERMO STREET	TRIANGLE FARM		636631	12754
NON-RESIDENTIAL	10	THERMO STREET	TRIANGLE FARM		648253	25139
NON-RESIDENTIAL	15	THERMO STREET	TRIANGLE FARM		648269	25188
NON-RESIDENTIAL	17	THERMO STREET	TRIANGLE FARM		648270	25189
NON-RESIDENTIAL	19	THERMO STREET	TRIANGLE FARM		636618	12710
NON-RESIDENTIAL	20	URANIUM STREET	TRIANGLE FARM		640983	17667
NON-RESIDENTIAL	22	URANIUM STREET	TRIANGLE FARM		636638	12767
NON-RESIDENTIAL	24	URANIUM STREET	TRIANGLE FARM		636639	12769
NON-RESIDENTIAL	26	URANIUM STREET	TRIANGLE FARM		644734	21784
NON-RESIDENTIAL	28	URANIUM STREET	TRIANGLE FARM	1	448759	21785
NON-RESIDENTIAL	28	URANIUM STREET	TRIANGLE FARM	2	448759	21785
NON-RESIDENTIAL	32	URANIUM STREET	TRIANGLE FARM		640842	17518
NON-RESIDENTIAL	34	URANIUM STREET	TRIANGLE FARM		640840	17516
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	1	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	2	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	3	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	4	448753	21554
NON-RESIDENTIAL	36	URANIUM STREET	TRIANGLE FARM	5	448753	21554

ADERAM

TRUSTEES

Visser Melville Alec

Insolvente boedel **VISSER MELVILLE ALEC**, ID-nr. 770817 5038 08 3. Meester verwysing: C797/24. Kennisgewing geskied dat die Tweede Vergadering van Krediteure van die insolvente boedel gehou sal word voor die Landros Paarl op 5 Desember 2025 om 09h00, om:

1. Vorderings teen die boedel te bewys;
2. Die Verslag van die Likwidateurs te ontvang; en
3. Die aanvaarding van Resolusies;

ADERAM TRUSTEES (EDMS.) BPK., Kurators: M.R. Benninghoff/N. Ramchandra, Posbus 29208, Sunnyside, 0132. Tel. 012 004 0363. 2535 - Okt. 31-(4215)V

ADERAM

TRUSTEES

Mahomed Omar Kayhaam

Insolvente **MAHOMED OMAR KAYHAAM**, ID-nr. 610603 5189 08 2. Meestersverwysing: C145/23. Kennisgewing geskied dat die kurator se Eerste en Finale Likwidasië- en Distribusie-rekening in bogenoemde boedel sal oop lê vir inspeksie vir 'n tydperk van veertien (14) dae, by die kantoor van die Meester van die Hoogeregshof Kaapstad asook die Landros Wynberg vanaf 31 Oktober 2025 tot 14 November 2025.

ADERAM TRUSTEES (EDMS.) BPK., Kurator: E.J. Van der Merwe, Posbus 29208, Sunnyside, 0132. Tel. 012 004 0363. 2535 - Okt. 31-(4215)V

K. Scheepers
INSOLVENTE BOEDEL

Insolvente boedel **KARIEN SCHEEPERS**, Meestersverwysings-nr. C836/2024. Ingevolge Artikels 40(3), 56(3) en 77 van die Insolvensiewet van 1936, soos gewysig, geskied hiermee kennis dat die Tweede Vergadering van die Skuldeisers om 09h00 op Woensdag, 19 November 2025 gehou sal word in die kantoor van die Landros, Vredenburg vir die bewys van eise, om die Kurators se verslag in ontvangs te neem en om opdragte te gee ten opsigte van die administrasie van die boedel.

PROGRESSIVE ADMINISTRATION (EDMS.) BPK., Kurators: N. Maholwana & T.M. Maponya, Unit 2 Devonshire Court, Devonshireweg 20, Wynberg, 7800. Tel. 021 224 0225. 2595 - Okt. 31-(4215)V

N.J.D. van Schalkwyk
INSOLVENTE BOEDEL

Insolvente boedel **NICOLAAS JOHANNES DIRKSE VAN SCHALKWYK**, Meestersverwysings-nr. C388/2025. Ingevolge Artikels 40(3), 56(3) en 77 van die Insolvensiewet van 1936, soos gewysig, geskied hiermee kennis dat die Tweede Vergadering van die Skuldeisers of Kontribuanten om 09h00 op Donderdag, 27 November 2025 gehou sal word in die kantoor van die Landros, Worcester vir die bewys van eise, om die Likwidateurs se verslag in ontvangs te neem en om opdragte te gee ten opsigte van die administrasie van die boedel.

PROGRESSIVE ADMINISTRATION (EDMS.) BPK., Kurators: T.C. van Zyl, N. Maholwana & C. Swart, Unit 2 Devonshire Court, Devonshireweg 20, Wynberg, 7800. Tel. 021 224 0225. 2595 - Okt. 31-(4215)V

TT

Tygerberg Trustees

ANS Trucking

Insolvente boedel **ANS TRUCKING (EDMS.) BPK.** (in Likwidasië), datum, tyd en plek van tweede vergadering: 21 November 2025, 11h00, Landros Bellville, Meestersverwysing-nr. C493/2025. Ingevolge Artikels 40(3), 56(3) en 77 van die Insolvensiewet, 1936, soos gewysig, en ingevolge Artikels 129, 179 en 182 van die Maatskappijwet, 1926, asook Artikels 339, 366, 375 (5)(b) en 402 van die Maatskappijwet, 1973, word kennis gegee dat die Tweede Vergadering van Skuldeisers of Kontribuanten gehou sal word op die datum, tyd en plek soos gemeld, vir die verdere bewys van vorderings, die ontvangs van die verslag van die Likwidateurs en om opdragte aan die Likwidateurs uit te reik betreffende die administrasie van die boedel.

TYGERBERG TRUSTEES, H. Bester & A. Ebrahim, Likwidateurs, Posbus 5483, Tygervallei, 7536. 2509 - Okt. 31-(4215)V



Het jy ongebruikte artikels wat net plek in jou huis opneem?

Ons help jou graag om dit te verkoop!

Gratis Snuffels word Vrydae geplaas!

SMS die woord SNUFFEL, gevolg deur die artikel, kort beskrywing (kleur, grootte) en kontaknommer na 38218

Reëls: - Slegs artikels met 'n prys onder R2000 - Slegs EEN artikel per SMS - Standaardkode vir SMS'e geld - steeleel aanvaar geen gratis SMS'e nie - **Onverligde SMS'e wat nie die woord SNUFFEL en 'n telefoonnommer bevat nie, sal nie geplaas word nie**

• **Gratis Snuffels word nie per telefoon of per e-pos aanvaar nie**

Gratis Snuffels word gepubliseer op 'n Vrydag soos en wanneer daar spase beskikbaar is en is nie gewaarborg om in die week gepubliseer te word wat j die SMS stuur nie.

Dr. P.J. Bailey Inc.
INSOLVENTE BOEDEL

Tweede vergadering van krediteurs en bydraers

DR P.J. BAILEY INC. (in Likwidasië) Meestersverwysingsnr. C508/2025. Ingevolge Art. 40(3)(b) van die Insolvensiewet van 1936, soos gewysig, saamgelees met Art. 402 van die Maatskappijwet, 1973, geskied kennis hiermee dat 'n tweede vergadering van krediteurs en bydraers gehou sal word voor die Landros, Wynberg, op 27 November 2025 om 09:00 vir die bewys van eise teen die boedel, en om die trustees se verslag in ontvangs te neem en om die trustees opdrag te gee ten opsigte van die realisering van die bates van die boedel en die administrasie van enige betrokke sake.

BEDFORD TRUST, Posbus 421, Kaapstad 8000. Likwidateurs: A.C. van Heerden & H. Barnard. 5844 Okt. 31 - (4215)L

BOEDEL-OORGAWES

42201

J. Erasmus
AANSOEK OM BOEDELOORGAAWE

Aansoek om boedeloorgawe: **JUANITA ERASMUS**, ID-nr. 850413 0118 08 9, getroud buite gemeenskap van goed, 'n Betaalstaat Administrateur, 47 Cecil Shepherd Linkside, Mosselbaai, Wes-Kaap in die Hoogeregshof van SA (Wes-Kaapse Afdeling Kaapstad) op 28 November 2025 om 10h00 of so spoedig daarna as wat die Advokaat vir die Applikant aangehoor kan word. Vermoënsstaat lê ter insae by Meester Kaapstad vir 14 dae vanaf 31 Oktober 2025 en Mohamed Am Leon Inc., Unit E1 Pinelands Business Park, New Millweg, Pinelands, 7405. 2799 - Okt. 31-(4220)V

DIE BURGER

het die advertensie in goeder trou aanvaar. Enige besware teen advertensie kan gerig word aan die koerant se advertensie-bestuurder, **Tammy van Zyl: tvanzyl@media24.com**, of klagtes kan gestuur word aan die Suid-Afrikaanse Gesagsoverheid vir Advertensie-standaarde by **www.saasa.co.za**

DIE BURGER

Hoe kan ons help?

Die Burger-intekenare kan ons by die volgende besonderhede kontak met enige navrae.

Intekenare@media24.com
SMS "diens" na 31069
(SMS kos R1,50)
0873531300



694 GEREGETELIKE VEILINGS

Ms B.R. Mcongwana
NOTICE OF SALE IN EXECUTION Sanddrift

BOX 93, IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN), Case Number: 21736/2024. In the matter between: NEDBANK LIMITED, Plaintiff and MS BABALWA RUTH MCONGWANA, Identity Number 800913 0676 08 6, Defendant. IN PURSUANCE OF A JUDGMENT of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on the 19TH DAY OF NOVEMBER 2025 at 11:00 at CAPE TOWN EAST SHERIFF'S OFFICE, UNIT 15, MACIAS INDUSTRIAL PARK, (LANE 4), BP ROAD, MONTAGUE GARDENS by the Sheriff of the High Court, to the highest bidder: ERF 162815 CAPE TOWN, situate in the City of Cape Town, Cape Division, Province of the Western Cape. IN EXTENT : 267 SQUARE METRES. HELD by virtue of DEED OF TRANSFER NO. T36389/2023. Street address: 10A HOWARD DAVIS ROAD, SANDDRIFT, CAPE TOWN. The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct. IMPROVEMENTS and LOCATION: A dwelling comprising: Single storey house, facebrick walls, tiled roof, 3 bedrooms, open plan kitchen, 2 bathrooms, 2 single toilets, garage, swimming pool & vibrecrete fence. RESERVED PRICE: The property will be sold subject to a reserve price of R1,400,000.00. TERMS: 10% of the purchase price payable by way of electronic transfer immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer. AUCTIONEERS CHARGES: Payable by the Purchaser on the day of sale. CONDITIONS OF SALE and RULES OF AUCTION: Same shall lie for inspection at the offices of the CAPE TOWN EAST SHERIFF. Dated this 1 October 2025.



MINDE SCHAPIRO & SMITH INC., Tyger Valley Office Park 1, Bellville - 021 918 9000. REF: HJ CROUS/LA/NED15/3287/US6. 3089 - Okt. 31-(4501)V

D.T. Walduck
NOTICE OF SALE Bishop Lavis

IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN), Case-no. 19740/2024. NEDBANK LIMITED, Plaintiff and DURAN TENNYSON WALDUCK, Defendant. In execution of judgment in this matter, a sale will be held on 19 November 2025 at 11H00 at the Sheriff Goodwood, Unit B5, Coleman Business Park, Coleman Street, Elsies River, of the immovable property described as: Erf 900 Matroosfontein, in the City of Cape Town, Division Cape, Western Cape Province. In extent: 494 square metres; Held under Deed of Transfer-no: T36741/2023. Also known as: 16 Seventeenth Street, Bishop Lavis. Improvements (not guaranteed): Single storey, plastered walls, asbestos roof, wooden & tile floors, lounge/dining room, 2 bedrooms, Kitchen, 1 x bathroom & toilet, carport, vibrecrete fenced boundary, general residential zoning, paving. 1. This sale is voetstoots and subject to the conditions of the existing title deeds. The highest bidder shall be the Purchasers. The price bid shall be exclusive of VAT and the Purchasers shall pay VAT on the purchase price as provided for in the Conditions of Sale, subject to the provisions thereof. 2. The Purchasers shall pay the sheriff a deposit of 10% of the purchase price by bank guaranteed cheque or an EFT on the day of the sale. 3. The balance shall be paid against transfer and shall be secured by a guarantee issued by a financial institution approved by the execution creditor or his or her attorney, and shall be furnished to the sheriff within 14 (fourteen) days after the sale. 4. The property may be taken possession of after signature of the conditions of sale, payment of the 10% deposit and upon the balance of the purchase price being secured in terms of conditions 7(b). 5. Should the purchaser receive possession of the property, the purchaser shall be liable for occupational rental at the rate of R per month from to date of transfer. 6. The sale will be conducted in accordance with the Consumer Protection Act 68 of 2008 as amended, in pursuant of an order granted against the Defendant for the money owing to the Plaintiff. 7. The auction will be conducted by the Sheriff: The Sheriff. 8. Advertising costs at current publication rates and sale costs according to court rules, apply. 9. Registration as a buyer is a pre-requisite subject to conditions, inter alia: • Directive of the Consumer Protection Act 68 of 2008 (URL: <http://www.info.gov.za/view/DownloadFileAction?id=99961>). 10. All bidders are required to present their identity document together with their proof of residence for FICA Compliance. 11. All bidders are required to pay R15 000.00 (refundable) registration fee prior to the commencement of the auction in order to obtain a buyer's card. 12. The property shall be sold by the Kulis River South Sheriff Goodwood at Unit B5, Coleman Business Park, Coleman Street, Elsies River, subject to a reserve price of R590,000.00. Rules of the auction and conditions of sale may be inspected at the Sheriff Goodwood's Office: Unit B5, Coleman Business Park, Coleman Street, Elsies River, 24 hours prior to the auction.

HEROLD GIE ATTORNEYS, Plaintiffs' attorneys, Wembley 3, 80 McKenzie Street, Cape Town. Ref: PALR/dg/MAT 27515. 2609 - Okt. 31-(4501)V

J. Boerstra
GEREGTELIKE VEILING
Elsiesrivier

IN DIE STREEKSHOF VIR DIE STREEKSAFDELING VAN DIE WES-KAAP – STREEKSHOF, GEHOU IN WYNBERG. Saaknr.: RCC/WYN: 731/2025. In die saak tussen: AMY JOANNA EMILIA VAN DER MERWE, Eksekusiedebiteur en JOHAN BOERSTRA, Eksekusiedebiteur. AAN: DIE BALJU VAN DIE STREEKSHOF, WYNBERG-NOORD. Ter uitvoering van 'n uitspraak verkry in die bogemelde hof op 12 Augustus 2025 en 'n Lasbriër vir Eksekusie gedateer en uitgereik op 05 September 2025, sal die ondergemelde goedere geregtelik aan die hoogste bieder verkoop word deur die Balju van die Streekshof, Wynberg-Noord op 20 November 2025 om 10:00 by Coleman-besigheidsark Eenheid B5, Colemanstraat, Elsiesrivier, ingevolge artikel 66 van die Landdrosafwet. Goedere wat verkoop sal word: 1 eetkamer tafel, Finesse- en Brother-naaimasjien, 1 MAC-selektorbord, muis, lessenaar en stoel, 1 houttafel met voëlhok, 1 Sony-telesievis met Microlab-luidsprekers, 1 L-vormige 2-stuk-rusbank, 1 houtkoffietafel met glaskoppervlak, 1 Russel Hobbs-staanwaaiër, 1 donkerbruin houtkas, 1 eetkamer tafel met 6 stoele, 1 Russel Hobbs-mikrofoon, 1 Sony-telesievis, 1 3-stuk Toiletang- / Patio-sitkamerstel met tafel, 1 wit staal-patiotafel met 4 stoele, 2 bedkassies, 1 klein ligte houtlessenaar met stoel, 1 IPAD, 1 MAC-monitor met Epson-drukker, 1 lessenaar, stoel en 2 staalboekrakke. **BEPALINGS & VOORWAARDES VAN VERKOPING:** Kontant. Gedagteken in Claremont op 21 Oktober 2025. Griffier van die Streekshof, Wynberg. **WEBB PROKUREURS INGELVY**, Per. Chelsea Swanepoel, Prokureurs vir die Eisër, 4de Vloer, Protea Place, h.v. Protea- en Dreyerstraat, Claremont (Verw.: M01540) .Tel.: 021 180 2300, e-pos: chelsea@webbinc.law. 6692 - Okt.31 - (4501)M

Mr S. Isaacs & Mrs F. Isaacs
NOTICE OF SALE IN EXECUTION
Beacon Valley

BOX 93, IN THE HIGH COURT OF SOUTH AFRICA (WESTERN CAPE DIVISION, CAPE TOWN), Case Number: 22462/2024. In the matter between: NEDBANK LIMITED, Plaintiff and MR SADEGE ISAACS, Identity Number 700812 5222 08 9, 1st Defendant and MRS FADIA ISAACS, Identity Number 720911 0199 08 0, 2nd Defendant. IN PURSUANCE OF A JUDGMENT of the abovementioned Court and a Writ for Execution, the under mentioned property will be sold in execution on the 19TH DAY OF NOVEMBER 2025 at 10:00 at MITCHELLS PLAIN SOUTH SHERIFF'S OFFICE, 48 CHURCH WAY, STRANDFONTEIN, MITCHELLS PLAIN by the Sheriff of the High Court, to the highest bidder: ERF 34518 MITCHELLS PLAIN, situate in the City of Cape Town, Cape Division, Province of the Western Cape. IN EXTENT: 137 SQUARE METRES. HELD by virtue of DEED OF TRANSFER NO. T22374/2019. Street address: 69 LAGONDA CRESCENT, BEACON VALLEY, MITCHELLS PLAIN. The following additional information is furnished though in this respect nothing is guaranteed in the event of the information not being correct. IMPROVEMENTS and LOCATION: A dwelling comprising: Semi-detached duplex with 3 bedrooms, kitchen, lounge, bathroom and carport. The boundary wall is a brick wall. RESERVED PRICE: The property will be sold subject to a reserve price of R340,000.00. TERMS: 10% of the purchase price payable by way of electronic transfer immediately after the sale and the balance to be guaranteed by way of a bank guarantee to be delivered within 21 days from the date of sale and payable simultaneously with registration of transfer. AUCTIONEERS CHARGES: Payable by the Purchaser on the day of sale. CONDITIONS OF SALE and RULES OF AUCTION: Same shall lie for inspection at the offices of the MITCHELLS' PLAIN SOUTH SHERIFF. Dated this 25 September 2025.



MINDE SCHAPIRO & SMITH INC., Tyger Valley Office Park 1, Bellville - 021 918 9000. REF: HJ CROUS/LA/NED15/2917/US6. 3089 - Okt. 31-(4501)V

Triangle Industrial

City Improvement District NPC

Company Registration no: 2005/02902/08

VAT Registration no: 4310248467

Unit 1 | Cnr Electron & Uranium Street | Stikland

Tel: 021-949 4564

www.trianglefarmcid.co.za

Kennisgewing van Algemene Jaarvergadering

Die Triangle Industrial City Improvement District NPC (TICID) gaan 'n algemene jaarvergadering hou. Alle belanghebbendes word genooi na 'n oorsig van die afgelope boekjaar se aktiwiteite en om die verlenging van die CID-termyn goed te keur.

Datum: 27 November 2025
Tied: 6h00
Plek: Meyer & Ferreira, Fergusonstraat 3, Triangle Farm, Stikland

Nethona fide-ede van die Triangle Industrial City Improvement District (TICID) kan op die resolusies voorgelê by die ledevergadering stem. Hierdie lidmaatskap is gratis beskikbaar aan alle eienaars van eiendom in die TICID se gebied wat vir die bykomende heffing aanspreeklik is (belaers van bykomende heffings), maar hulle moet voor 18 November 2025 geregtig word.

Die aansoek dokumente vir die verlenging van die CID-termyn is vir inspeksie beskikbaar by die bestuuringskantoor van die CID, die kantoor van die uitvoerende direkteur en word op die bestuuringskantoor se webwerf gepubliseer.

Enige bykomende belangstellende wat teen die aansoek om die uitbreiding van die CID-termyn gekant is, kan binne 30 dae na afloop van die algemene jaarvergadering 'n skriftelike beswaar indien, waarna die Raad die aansoek kan goedkeur, sou besware nie van minstens 51% van belanghebbende belangstellende ontvang word nie.

Leë van die plaaslike gemeenskap (insluitende eiendomsbesitters, inwoners, huurders, resposione, burgerlike organisasies en neringerings, privaatsektor- of arbeidsgenossasies) kan binne 30 dae na afloop van die algemene jaarvergadering skriftelike kommentaar oor die nuwe vyfjaarsplan indien.

Om as lid te registreer vir meer inligting en dokumentasie, besoek www.trianglefarmcid.co.za. Om 'n skriftelike beswaar of kommentaar in te dien, e-pos lynnette@trianglefarmcid.co.za of skakel 021 949 4564

WES-KAAPSE
RAAD OP DOBBELARY EN WEDRENNE

AMPTELIKE KENNISGEWING

ONTVANGS VAN AANSOEKE VIR DIE VERKRYGING VAN 'N FINANSIËLE BELANG

INGEVLIGE DIE BEPALINGS VAN ARTIKELS 58 EN 32 VAN DIE WES-KAAPSE WET OP DOBBELARY EN WEDRENNE, 1996 (WET 4 VAN 1996) ("WET"), SOOS GEWYSIG, GEE DIE WES-KAAPSE RAAD OP DOBBELARY EN WEDRENNE ("RAAD") HIERMEE KENNIS DAT AANSOEKE VIR DIE VERKRYGING VAN 'N FINANSIËLE BELANG VAN VYF PERSENT OF MEER IN 'N PERSEELLIENSIEHOUDER VIR UITBETALINGSMASJINE (LPM'S) IN DIE WES-KAAP ONTVANG IS:

Die aansoek is teen opsigte van: Pink Storm Properties No. 66 BK, h/a Prive Pub, Hoofweg 185, Strand 7140. Erf: 10079

Opsomming van transaksie: Niveus Invest 10 (Edms) Bpk, het 100% eienaarskap verkry in Pink Storm Properties No. 66 BK, h/a Prive Pub. Registrasienommer: 2014/034940/07
John Peter Heeger – Direkteur

Belangstellende partye word na Artikel 32 van die Wet verwys, wat partye toelaat om kommentaar op die aansoek te lewer. In die geval van besware teen die aansoek, moet die redes vir sodanige besware verstrek word. In gevalle waar kommentaar op die aansoek gelewer word, moet volledige besonderhede en feite ter staving van sodanige kommentaar, verskaf word. Die persoon wat die beswaar of kommentaar indien se naam, adres en telefoonnommer moet ook verstrek word. Kommentaar of besware moet die Raad bereik teen nie later nie as **Vrydag, 21 November 2025**.

Besware of kommentaar moet gestuur word aan die Hoof- Uitvoerende Beampte, Wes-Kaapse Raad op Dobbeldary en Wedrenne, Posbus 8175, Roggebaai 8012, of ingehandig word by die Hoof- Uitvoerende Beampte, Wes-Kaapse Raad op Dobbeldary en Wedrenne, Fairway Singel 24, Fairway Terrasse, Parow 7500, of e-pos: Objections.Licensing@wegr.co.za

AMPTELIKE KENNISGEWING • AMPTELIKE KENNISGEWING
155179 BURGER www.ayandambanga.co.za

155179 BURGER

Triangle Industrial City Improvement District NPC

Company Registration no: 2005/029020/08

VAT Registration no: 4310248457

Unit 1 | Cnr Electron & Uranium Street | Stikland

Tel : 021-949 4564

www.trianglefarmcid.co.za



Notice is hereby given of the Annual General Meeting (AGM) of the Triangle Industrial City Improvement District (TICID) that will take place on the 27 November 2025 at 16h00 at the premises of Meyer & Ferreira, 3 Ferguson Street, Triangle Farm, Stikland where the following items will be discussed:

AGENDA

1. Registration
2. Welcome & Apologies
3. Membership
 - 3.1 Resignations
 - 3.2 New members
4. Quorum to constitute a meeting
5. Previous AGM minutes
 - 5.1 Approval
 - 5.2 Matters arising
6. Chairperson's Report
7. Feedback on operations 2024/25
8. Approval of the Annual Report for 2024/25
9. Noting of Audited Financial Statements 2024/25
10. Approval of extension of the CID term and new Business Plan for 2026 – 2031 *(includes the approval of the 2026/27 annual budget, surplus utilisation and Implementation Plan)*
11. Surplus Utilisation
 - 11.1 Noting of additional surplus funds utilised in 2024/25 (approved by the Board)
 - 11.2 Approval of additional surplus funds utilisation for 2025/26
12. Appointment of a Registered Auditor

13. Confirmation of Company Secretary
14. Election of Board Members
15. General
16. Q & A
17. Adjournment

Please note the following:

The present Directors of the Triangle Industrial CID and their respective portfolios are:

Name	Current CID Portfolio
Gregory Horsburgh	Chairperson and Safety
Nelia Jansen	Vice-chairperson and Finance
Anthonie Meyer	Cleansing
Christopher Boltman	Environmental
Robert Boyd	Marketing
Steven McCarthy	Social

The local community (including property owners, residents, tenants, body corporates, civic organisations and non-governmental, private sector or labour organisations), stakeholders and interested parties are invited to attend, however, only property owners registered as members of the company may vote.

- Per Article 12.2.1 of the Memorandum of Incorporation (MOI), only property owners who are liable for paying the additional rate (additional rate payers) are entitled to Membership of the Company.
- Per article 15.11.5 of the MOI, any members who are in arrears with payment of the additional rate for more than 60 days, shall not be entitled to vote at a members' meeting or taken account of when determining whether a members' meeting is quorate, for so long as they are in arrears, unless they can prove that they have declared a formal dispute with the City or have entered into an appropriate payment arrangement with the City.
- Every member shall be entitled to one vote per R10,000,000.00 (ten million rand) (or portion thereof), of the municipal valuation of each of their rateable properties within the CID to a maximum of ten votes per property, provided that the total number of votes assigned to any single member, or to any number of members under common ownership or control shall not exceed thirty-three and one-third (33-1/3) percent of the total number of votes which may be cast.
- For members under common ownership or control:
 - o those properties with a valuation of R5,000,000 or more, one vote will be assigned per property; and
 - o those below R5,000,000 will get one vote per R10,000,000 of the combined municipal valuation of all such properties.
- Owners wishing to apply for membership should do so via the website or by email. New membership applications should be received by 18 November 2025 to be approved and accepted at a board meeting of the Triangle Industrial City Improvement District NPC prior to the AGM.
- Any member may appoint a Proxy to attend the meeting on his/her behalf. Forms of Proxy may be downloaded from the website or requested by email. The proxy form must be delivered to the offices of the Company no less than 24 hours prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.
- Enquiries should be addressed as far in advance as possible, by email as above or by letter to the registered office of the company. The Annual Financial Statements can be downloaded from the website.

- Article 16.1.9 of the MOI states “As required by item 5(1)(b) of Schedule 1 to the Act, at least one third of the longest serving Directors shall retire from office at every AGM. Retiring Directors shall retain office until the close or adjournment of the AGM. A retiring Director shall, however, be eligible for re-election.” Therefore, the following Directors: Robert Boyd and Steven McCarthy will resign. They have made themselves available for re-election as directors.
- Forms for nomination of directors may be downloaded from the website or be requested by email. These forms must be delivered to the offices of the Company no less than 7 days prior to the advertised time of the start of the meeting, failing which it shall not be deemed to be valid.
- Section 27(2)(b)(iii)(aa) of the CID By-law states ‘any additional rate payer (ARP) opposed to the application shall submit a written objection to the management body within 30 days of the conclusion of the AGM on a form accompanying the notice or otherwise made available by the management body’.
- Section 27(2)(b)(iii)(bb) of the CID By-law states ‘the Council may approve the application if written objections are not received from at least 51% of ARPs in any other sub-category of CID not classified as residential’.
- Section 27(2)(b)(iii)(cc) of the CID By-Law states ‘members of the local community shall submit any comments on the new 5-year business plan in writing within 30 days of the conclusion of the AGM’.
- Section 27(2)(c) of the CID By-Law states ‘In the event that the management body makes any material amendments to the business plan after the AGM, the management body must convene a further members’ meeting in accordance with the notice requirements in subsection (2)(b) for purposes of approving the amended business plan and soliciting written objections and comment as contemplated in subsection (2)(b)(iii) (with the changes required by the context’.

The following documentation is available on the Triangle Industrial City Improvement District’s website at www.trianglefarmcid.co.za

- Membership list
- Advertisements, notice to members and CoR 36.2 form
- Minutes of previous AGM
- Agenda
- Audited AFS (Full set)
- Business Plan 2026-2031
- Membership application form
- Nomination as Director form
- Proxy Form
- Annual report

To submit a written objection or comment e-mail lynnette@trianglefarmcid.co.za or call 021 9494564.

**Triangle Industrial
City Improvement District NPC**

Company Registration no: 2005/029020/08

VAT Registration no: 4310248457

Unit 1 | Cnr Electron & Uranium Street| Stikland

Tel : 021-949 4564

www.trianglefarmcid.co.za



MINUTES OF THE 17TH ANNUAL GENERAL MEETING OF THE TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) NPC HELD ON THE 27 NOVEMBER 2025 AT 16H00 AT THE PREMISES OF MEYER & FERREIRA, 3 FERGUSON STREET, TRIANGLE FARM

1. REGISTRATION

All those in attendance at the meeting was requested to sign the attendance register.

2. WELCOME & APOLOGIES

The Chairperson, Mr. Gregory Horsburgh welcomed all that are present at the meeting. A special welcome was extended to Mr. Joepie Joubert from the CID Branch, Byers Management, and members of the Board.

Mr. Horsburgh thanked Meyer & Ferreira for the use of their premises, and Mr. Jan Diener from Ringo's Pub & Grill for sponsoring the drinks, glasses, and ice for the last few years.

The following are in attendance as per a completed attendance register: -

Chris Boltman – Canopymart & CID Director – Boltman Family Trust
 Robert Boyd – Riverside Turnkey Projects & CID Director
 Fanie Brand – Moena Investments 6CC
 Diane Cameron – IWT - Capensis Investments 162 (Pty)Ltd
 Hennie Coetzer – Byers Security
 Hanlie de Jonge – IWT
 Jan Diener – Ringo's Pub & Grill – Acryl Trading CC
 Ilze du Toit – Cape Select Properties (Pty)Ltd
 Francois du Toit – Cape Select Properties (Pty)Ltd
 Roslyn Eachus – CID Accountant
 Maryke Greeff – The Juice Box
 Klaas Greef – The Juice Box
 Craig Greenwood – The Juice Box
 Gregory Horsburgh – Elasticos Yarns & CID Chairperson – The Kona & Rous Trust
 Nelia Jansen – FGN Properties Pty Ltd & Vice-chairperson
 Henry Klaasen – Byers Security
 Jan Malan – Vebody Properties (Pty)Ltd

Steven McCarthy – Sujean Property Investments CC & CID Director
 Anthonie Meyer – Meyer & Ferreira & CID Director – Meyshem Properties (Pty)Ltd
 Joepie Joubert – CID Branch
 Kevin van Heerden – IWT
 Faez Wilsnach – Bagazio Promotions - Broise Bags CC
 Lynette van Lill – CID Manager

The following apologies were recorded: -

Bruce Horsburgh – Elasticos Yarns – Brukor Property Trust
 Linda van der Horst – Excelsior Flanges
 Korky Rous – Brukor Property Trust
 Capt. G. de Villiers (Bellville SAPS)

The following valid proxies was received: -

CID MEMBER	APPOINTED PROXY
Marius Claassen – Capensis Investments 162 (Pty) Ltd	Diane Cameron
David Mort – Vebody Properties (Pty)Ltd	Jan Malan

3. MEMBERSHIP

During the financial year 1 July 2024 to 30 June 2025 there were no resignations and no new members appointed.

The total number of members to date is 26.

4. QUORUM TO CONSTITUTE A MEETING

Lynette indicates that a quorum is established as more than 10% of the members are in attendance, inclusive of proxies.

The notice of the meeting was circulated to all property and business owners via email including the CoR36.2. Notices were also published in two local newspapers, the Cape Times and Die Burger on Friday, 31 October 2025, and placed on the CID's website.

In terms of the CID's Memorandum of Incorporation (MOI), every registered member shall be entitled to one vote per R10 000 000 (ten million), or portion thereof of the municipal valuation of each of their rateable properties within the CID to a maximum of ten votes per property.

Furthermore, no member who is in arrears with payment of the additional rate (CID levy) for more than 60 days, shall be entitled to vote for as long as he/she is in arrears except if the member can prove that he/she is in a dispute or has entered into an appropriate payment arrangement with the city.

5. PREVIOUS AGM MINUTES

Lynette indicates that the minutes of the previous Annual General Meeting dated 28 November 2024 are considered to be read as this was sent to all property and business owners and available on the CID's website.

No matters arising or questions were raised regarding the previous minutes.

The minutes is proposed to be accepted by Ms. Nelia Jansen and seconded by Mr. Jan Diener and unanimously accepted by the members present at the meeting.

6. CHAIRPERSON'S REPORT

Mr. Horsburgh, the CID Chairperson, mentioned the Triangle Industrial CID has been operating since 2008, which is 17 years. The CID remains committed by delivering supplementary municipal services beyond those provided by the City of Cape Town, and to please take note that the CID are not here to do council work.

Public Safety remains the CID's highest priority, with two vehicles patrolling the area day and night and maintaining a visible presence and supported by eighteen CCTV cameras. The CID is in the process of installing another two cameras at hot spot areas and crime statistics show a huge decline in crime incidents due to visible security patrols and CCTV surveillance.

The Cleansing service provider has consistently maintained the cleanliness of the area, ensuring that public spaces are presentable and well managed. Landscaping was recently completed in Uranium Street and the CID will be planting more trees to soften and increase the appeal of the area. Mr. Horsburgh said he would like to thank Hydrenco, at the entrance of Brug Street, for the huge improvement to their premises.

Mr. Horsburgh mentioned that the CID is currently planting new concrete bollards to replace the old wooden bollards that were damaged by vehicles and trucks in the parking areas at the two entrances of Triangle Farm. Mr. Horsburgh informed the CID will also be closing off the two truck parking areas early next year on the public open space that runs through the middle of Triangle Farm.

Mr. Horsburgh thanked the Board members, Lynette and Ros for their continuous support and commitment.

7. FEEDBACK ON OPERATIONS 2024/25

Lynette informed she will provide a brief overview of the services provided during 2024/25 as per item 8, Annual report, on the agenda.

Services provided focused on public safety, cleansing, urban management, social intervention, marketing, and effective communication with property and business owners.

The CID was involved in the following activities and projects that were successfully completed: -

- * The CID's main focus remained public safety within the public space. Public safety in the area to a large extent depends heavily on the effective service rendered by the security service providers. This requires the CID to regulate an efficient service in this regard including liaison with Security managers, on-site inspections, and evaluation of these services.

The analysis of changes in crime patterns / threats/ tendencies have remained ongoing with crime kept relatively under control. This was predominantly achieved through visible security patrols with two vehicles patrolling the area 24-hours day and night.

During the period 1 July 2024 to 30 June 2025: -

134 216 km was travelled in patrols by the CID's Security service provider.

27 Insecure premises were identified after hours where business owners failed to lock up properly and if not addressed by the CID, would have left their premises vulnerable for opportunist crime.

125 Loiters were addressed and cautioned.

5 Stolen property were recovered.

702 Stop and search was conducted.

44 Suspicious vehicles and 38 suspicious persons were checked.

32 Dumping's were reported.

5 Fires, 8 illegal signage, and 4 trespassing were reported.

64 Public assistance was provided by the security provider.

- * The CID's mobile security trailer together with a security officer has been deployed at the gate in Uranium Street from Monday to Friday on dayshift (06h00 – 18h00) to monitor people entering the area via the public open space. The CID's CCTV camera is monitored in the night from 18h00 – 06h00 and over weekends.
- * The CID was instrumental in the co-ordination of Safety & Security meetings that were attended by SAPS, management of Byers Security (CID's Security service provider), the neighbouring CID's, Prasa, and various security companies, where crime trends are discussed and hot spots identified in order to address issues of concern.
- * A joint operation was held in March 2025 with SAPS and the various security companies for visibility and to focus on the public open space adjacent to Triangle Farm which borders two railway lines, Prasa on the one side and Transnet on the other. The CID monitors the public open space that becomes overgrown as this is a crime generator that poses a threat to safety and security. This section is patrolled and checked daily by the security provider for any makeshift structures which poses as a high fire risk to businesses bordering the public space. Crime has reduced and no further operations were held. An article was placed in the Tiger Burger on the 23 July 2025.

- * It is important to keep the CID boundaries clean. A request was submitted to the Transport Dpt. to do the bush clearing on the public open space adjacent to Triangle Farm. The CID would like to thank Mr. Deon Botha, Roads Infrastructure Management (RIM) for his assistance in this regard.
- * Due to Triangle Farm area bordering two railway lines, regular checks are done and requests submitted for the bush clearing to be done on both railway lines.
- * The CID installed another camera at the intersection of Brug and Proton Street which is a very busy intersection with vehicles not stopping at the Stop street. The CID has a total of 18 cameras which is placed at hot spot areas and includes two LPR's (License Plate Recognition) cameras, one at each entrance of Brug and Electron Street. The two LPR's and the camera at the Uranium Street gate are monitored. The Control room contacts the Byers patrol vehicles if there is any movement at the Uranium Street gate, and if any vehicle that was involved in crime enters Brug and Electron Street entrance. The vehicles are then monitored by the security until they leave the area.
- * During nightshift the security officer's check that all streetlights are working, and if not, report it to the CID who reports to the CCT. The prompt reporting of faulty streetlights and monitoring until repaired are crucial as most illegal activities take place under cover of darkness.
- * The security also reports and monitor hotspots for dumping and illegal activities. There is an increase of dumping, especially truck tyres, that are dumped on the two public open spaces between Isotope & Thermo and Thermo & Micro Streets. Signboards were installed by the CID but unfortunately the trucks are still dumping and working on their trucks on council property. As mentioned by Mr. Horsburgh these two sections will be closed off early next year.
- * Due to the effectiveness of the CID's CCTV cameras, two persons were identified that entered the CID area in vehicles and dumped at the Uranium Street gate. Both incidents were handed over to Urban Waste Law Enforcement and were issued fines.
- * The services of two cleaners were contracted by the CID through a garden service, as a top-up cleansing service to the CCT. The two cleaners conduct duties from Monday to Friday, 08h00 – 17h00 within the CID's geographical area. Their duties include the sweeping of streets, removing weeds, picking up litter and cleaning the verges of sand and debris which would land up in the stormwater drainage.
- * The CID's cleaners collected 1 415 bags of litter in 2024/25. This is a vast amount of waste and if left unattended the area would quickly degenerate to an unmanaged area.
- * The garden service contract includes the cutting of grass once a month on the public open space with the permission of Recreation & Parks at the entrance of Triangle Farm, including the greenbelt strip that runs through the middle of the area (proposed Tienie

Meyer Road extension), and sections throughout the whole area between businesses on public space.

- * The garden service also maintains all sections of landscaping weekly that was completed by the CID.
- * The two landscaping's at the entrance of Brug and Electron Street were upgraded and retaining blocks were installed in August 2024.
- * Another section of landscaping was successfully completed in Uranium Street in April 2025 to uplift and beautify the area.
- * Surveys are conducted daily with reports submitted to the City of Cape Town regarding defective streetlights, damaged lamp poles and signage, missing/damaged drain covers/ bollards, burst pipes/blocked drains, potholes, etc.

During the financial year: -

120 Faulty streetlights were reported by the CID to the CCT

11 Damaged lamp poles were reported

26 Burst pipes/blocked drains reported

7 Missing/damaged drain covers were reported

56 Potholes, and

8 broken/damaged signage was reported.

- * The green litterbins in the area are checked weekly and reported to Solid Waste if not emptied or over full, and the black Combo bins that was sponsored to the CID, are emptied by the CID's cleaners when full.
- * The CID submitted a request to the Transport Dpt. to paint all street lines, road markings, pedestrian crossings. This was successfully completed in January 2025. In August 2025 the CID noticed all the lines and road markings were faded and submitted a request to the Transport Dpt. to repaint again as it could have been due to the poor quality of paint that was used by the contractor. Reference numbers were obtained and the CID will continue to follow up.
- * In January 2025 CCT Fire Services painted and serviced all fire hydrants in the CID area.
- * In 2012 the CID embarked on a recycling project with the assistance of the business associates in the area. All funds generated from the recycling project are used to assist and for upliftment projects as part of the CID's social responsibility towards the community. The recycling project will also reduce waste to our overloaded landfill sites.

- * At the end of the financial year the CID assisted an NGO for the disabled who are situated in the Triangle Farm area. Items were purchased from the recycling funds and handed over in June 2025. An article was placed in the Tyger Burger on the 16 July 2025.

The CID would like to thank all the businesses in the area that assisted with this project as it would not have been possible without their assistance.

8. APPROVAL OF THE ANNUAL REPORT FOR 2024/25

The Annual Report including the Auditors report and Annual Financial Statements for the year ended 30 June 2025 was circulated to all property and business owners prior to the AGM and available on the CID's website.

This was proposed to be accepted by Mr. Chris Boltman and seconded by Mr. Anthonie Meyer and unanimously accepted by the members present at the meeting.

9. NOTING OF AUDITED FINANCIAL STATEMENTS 2024/25

Ms. Eachus, the CID accountant, informed the full set of the audited Financial Statements 2024/25 was circulated to property owners for their information prior to the AGM and placed on the CID's website.

The financial report has met audit requirements, and the CID is in a sound financial position.

In accordance with the Finance Agreement, the City pays over 97% of the annual budget to the CID in 1/12th instalments and retains 3% as a Rolling Bad Debt Reserve.

Accordingly, the city paid over R3,114,410.00 and allocated R96,322.00 to the Rolling Bad Debt Reserve for the 2024/25 financial year. R103,609.09 of the Rolling Bad Debt Reserve was refunded to the Triangle Industrial City Improvement District in 2024/25.

No questions were raised by the members regarding the audited financial report. The financial report was proposed to be accepted by Ms. Diane Cameron and seconded by Ms. Nelia Jansen and unanimously accepted by the members present at the meeting.

10. APPROVAL OF EXTENSION OF THE CID TERM AND NEW BUSINESS PLAN FOR 2026 – 2031 (Includes the approval of the 2026/27 annual budget, surplus utilisation and Implementation Plan)

Lynette informed the Triangle Industrial CID is up for its 5-year extension of term, and the new Business Plan 2026 – 2031 was circulated to all property and business owners for their information prior to the AGM and placed on the CID's website.

Any additional ratepayer opposed to the application to extend the CID term may submit a written objection within 30 days of the conclusion of the AGM where after Council may approve the application if written objections have not been received from at least 51% of additional ratepayers.

The 2026/27 annual budget, surplus utilisation and Implementation plan was available on the CID's website and presented by Ms. Eachus.

No questions or objections were raised regarding the budget and surplus funds utilisation for 2026/27 and the new Business Plan 2026 – 20231. This is proposed to be accepted by Ms. Nelia Jansen and seconded by Mr. Rob Boyd and unanimously accepted by the members present at the meeting.

11. SURPLUS UTILISATION

11.1 Noting of additional surplus funds utilised in 2024/25 (approved by the Board)

Ms. Eachus noted the surplus funds utilised in 2024/25 which was available on the CID's website and approved by the Board.

12. APPOINTMENT OF A REGISTERED AUDITOR

Lynette enquired if everyone is in agreement that the CID continues with the auditors Cecil Kilpin & Co. The recommended appointee auditor is registered with IRBA.

No objections are raised, and this is proposed to be accepted by Ms. Nelia Jansen and seconded by Mr. Steven McCarthy and unanimously accepted by the members present at the meeting.

13. CONFIRMATION OF COMPANY SECRETARY

Ms. Roslyn Eachus from Accountit performed the function of company secretary for the 2024/25 book year. Lynette enquires whether there is any objection to Ms. Eachus performing this duty again. No objections are raised. This is approved by Mr. Fanie Brand and seconded by Ms. Nelia Jansen and unanimously accepted by the members present at the meeting.

14. ELECTION OF BOARD MEMBERS

Forms for nomination for Directors were available on the CID's website or could be requested from the CID office. This was communicated to property owners.

No nominations for Directorship was received.

The existing Board of directors are Gregory Horsburgh, Nelia Jansen, Anthonie Meyer, Christopher Boltman, Robert Boyd, and Steven McCarthy.

Article 16.1.9 of the MOI states "As required by item 5(1)b of Schedule 1 to the Act, at least

one third of the longest serving Directors shall retire from office at every AGM. Retiring Directors shall retain office until the close or adjournment of the AGM. A retiring Director, shall however, be eligible for re-election." Therefor the following Directors: Anthonie Meyer and Nelia Jansen will resign. They have made themselves available for re-election as directors.

Lynette requested a proposal and second that Mr. Meyer and Ms. Jansen and the remaining directors be accepted to continue in this capacity. This was approved and accepted by Ms. Diane Cameron and seconded by Mr. Steven McCarthy and unanimously accepted by the members present at the meeting.

15. GENERAL

Lynette enquired if there are any questions under general.

Mr. Fanie Brand informed that when the wind blows all the sand from the sub-station's site at the back of his premises blows all over his premises.

Lynette said the contractors are still busy laying cables through Shirley Park up to Brights in Stikland but have kept their site office in Triangle Farm. She will notify the contractors and the gentleman from the city, Mr. Junaid Salie.

Mr. Brand also enquired regarding the road that is going to be built through Triangle Farm, the proposed Tienie Meyer bypass. Lynette informed they were going to build the road in 5 years and now they are talking about 15 to 20 years.

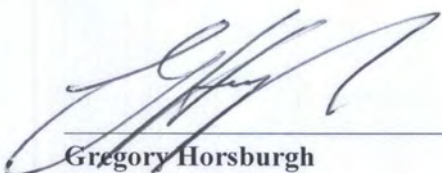
Lynette mentioned that should anyone have questions or complaints they are welcome to email her.

16. LUCKY DRAW

The winners for the Lucky draw were Mr. Fanie Brand and Mr. Chris Boltman.

17. ADJOURNMENT

Lynette thanks everyone for attending the meeting and the meeting adjourns at 16h40. Refreshments were provided.



Gregory Horsburgh
CID Chairperson

Date: 20-01-2026.

From: [Triangle Farm CID](#)
To: [Nonhlanhla Ngubane](#)
Cc: [Alma Stoffels](#); [Marsha Van der Poel](#); [Joepie Joubert](#)
Date: Friday, 23 January 2026 11:05:42

CAUTION: This email originated outside of the City of Cape Town's network. Please do not click on any links or open attachments unless you know and trust the source. **STOP. THINK. VERIFY.**

Good day Nonhlanhla

There were no objections to the Business plan at the AGM.

No written objections were received by the CID's management body within 30 days of the conclusion of the AGM.

No written comments were received by the secretary of the CID's management body within 30 days of the conclusion of the AGM.

Thank you.

Kind regards / Vriendelike groete

Lynette van Lill
Triangle Industrial CID Manager
Tel: 021 949 4564
Cell: 073 149 5356
Email: lynette@trianglefarmcid.co.za
Website: www.trianglefarmcid.co.za

From: Nonhlanhla Ngubane <Nonhlanhla.Ngubane@capetown.gov.za>
Sent: Thursday, 08 January 2026 10:07
To: Triangle Farm CID <lynette@trianglefarmcid.co.za>
Cc: Alma Stoffels <Alma.Stoffels@capetown.gov.za>; Marsha Van der Poel <Marsha.VanderPoel@capetown.gov.za>; Joepie Joubert <Joepie.Joubert@capetown.gov.za>
Subject: Business Plan 2026-2031 Comments or Objections - Triangle

Good Day Lynette

With reference to **Section 27 (2)(b)(iii)(aa)** of the City Improvement District By-law, confirm if any **written objections** have been received by the CIDs management body within 30 days of the conclusion of the AGM?

With reference to **Section 27 (2)(b)(iii)(cc)** of the City Improvement District By-law, confirm if any **written comments** have been received by the secretary of the CIDs management body within 30 days of the conclusion of the AGM?

Kind regards,

Nonhlanhla (Nonie) Ngubane

Professional Officer: CID Compliance, Spatial Planning and Environment

Tel: 021 400 4195 | **Cell:** 079 7472 990 | **E-mail:** nonhlanhla.ngubane@capetown.gov.za



TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) BUSINESS PLAN COMMENTS

DIRECTORATE	DEPARTMENT/BRANCH/SECTION	RESPONDANT	COMMENTS
SPATIAL PLANNING AND ENVIRONMENT	Dept: Development Management	Dewaldt Smit	- Please be advised that from a Development Management point of view, this office in principle support the extension of the TICID Business Plan.
SAFETY AND SECURITY	Dept: Disaster and Risk Management	Mandy Suzette Thomas	- Disaster Risk Management has no objection to the abovementioned business plan.
	Dept: Traffic Services	Mark Harding	- Please be informed that Traffic Services have no objections to the extension of the attached business plan.
URBAN WASTE MANAGEMENT	Dept: Integrated Planning Branch: Events and Partnerships	Priscilla Booysen	- Happy on my side as these are renewal not necessarily new CIDs.



Marsha Van der Poel
Head: City Improvement Districts
 CIVIC CENTRE | IZIKO LOLUNTU | BURGERSENTRUM
 12 HERTZOG BOULEVARD CAPE TOWN 8001
 P O BOX 4557 CAPE TOWN 8000
www.capetown.gov.za
 T: 021 400 3068 | C: 079 526 9014
 E: Marsha.VanderPoel@capetown.gov.za

MEMORANDUM

09 December 2025

REQUEST FOR INTERDEPARTMENTAL COMMENT: TRIANGLE INDUSTRIAL CITY IMPROVEMENT DISTRICT (TICID) BUSINESS PLAN

SAFETY AND SECURITY

Public Safety

Law Enforcement

Att: Johannes Brand	Acting Chief	Att: Ramapulana Ramaboea	Project Finance Specialist
Jason Hamilton	Deputy Chief		

Metro Police

CCTV & Radio

CCTV Response Unit and Operations

Att: Barry Schuller	Director	Att: Jean Hesqua	Senior superintendent
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CCTV Technical and Projects

CCTV Investigations and Support

Att: Christopher Moller	Senior superintendent	Att: Johan Richter	Sergeant
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Traffic Services

Operational Co-ordination

Att: Johannes Brand	Acting Chief	Att: Mark Zeeman	Acting Assistant Chief
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Disaster and Risk Management

Training and Capacity Building (Commerce and Industry)

Att: Moegamat Kippie	Head	Att: Marlene Myburgh	Head
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Disaster Management Planning and Liaison

Public Awareness and Preparedness

Att: Amanda Munnik	Specialist Clerk	Att: Charlotte Powell	Head
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Fire & Rescue Services

Att: Gerard Langenhoven	Assistant Chief	Att: Bernadette Johnson	Administrative Clerk
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Public Communication Emergency Centre

Emergency Policing Incident Command (EPIC)

Att: Suretha Visser	Manager	Att: Matthew Rosenberg	Senior Professional Officer
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SPATIAL PLANNING AND ENVIRONMENT**Planning and building development management****Environmental Management****Tygerberg district**

Att: Dewaldt Smit	District Manager	Att: Maurietta Stewart	Head
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Urban planning and design

Att: Leona Bruiners	Principal Professional Officer
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URBAN MOBILITY

Att: Jeanine Du Preez	District manager
Deon Botha	Principal Professional Officer

URBAN WASTE MANAGEMENT**Waste Services****Integrated Planning****Cleansing****Events and Partnerships**

Att: Eugene Hlongwane	Manager	Att: Priscilla Booyen	Head
Esmeralda Van Rooyen	Senior Superintended		

Collections**By-Law Enforcement**

Att: Ncedo Mcani	Head	Att: Alfredo Roman	Head
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Disposal**Waste Markets**

Att: Margot Ladouce	Manager	Att: Alison Evans	Head
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Community Recycling Centres

Att: Lanese Hesselman	Head
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WATER AND SANITATION**Bulk Services****Catchment Storm water & River management****Technical Services**

Att: Ben De Wet	Head	Att: Thembakazi Gobodo	District Manager
Khwezi Mahlangu	Senior Professional Officer	Nolukhanyo Goniwe	Principal WPC Inspector

COMMUNITY SERVICES AND HEALTH**City Health****Environmental Health**

Att: Marilyn Dennis	Head	Att: Andy Lucas	Head
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Substance Abuse**Specialised Environmental Health**

Att: Letitia Bosch	Principal Professional Officer	Att: Ian Gildenhuys	Head
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Recreation and Parks

Att: David Dunn	Senior Professional Officer	Att: Altus de Wet	Arborist/urban forester
Lynn January	Area Manager	Jan Botes	Nursery coordinator
Willem Myburgh	Area Head: Horticulture		
Sihle Jonas	Ecological coordinator		

Social Development and Early Childhood Development**Community Arts and Culture development**

Att: Lisle Lombard	Area Manager
Moses Vusi Magagula	Area Head
Abobarka Abrahams	Area Head

ECONOMIC GROWTH**Economic development and investments****Informal trading**

Att: Hilary Joseph	Senior Professional Officer
Ntuthuko Mchunu	Professional Officer

Property Transactions

Att: Charlene Davis	Head
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CORPORATE SERVICES**Citizen Interface**

Att: Elizabeth Christina Liebenberg	Subcouncil 6 Manager
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Dear Colleagues

The Board of the Triangle Industrial City Improvement District (TICID) is in the process of extending the TICID term for the period 2026-2031.

At the recent Annual General Meeting (AGM) on 27 November 2025, the Business Plan received support from TICID members and is now applying for Council to consider extending their term for a further five years. If approved the new five-year term will start on 1 July 2026 and terminate on 30 June 2031.

You are requested to review the attached business plan and provide the CID Branch with any comments that could influence the final business plan before it is submitted to Council for consideration.

Please familiarise yourself with the content of the attached Business Plan (Motivation report, Implementation Plan and Budget) and more specifically with the component that relates to your functional area for feasibility and alignment.

All comments on the Business Plan must be submitted to the CID Branch no later than **12 January 2026**. Kindly note that your input will be incorporated into the report presented to the Council when the application is considered.

DESTINATION FOR COMMENTS: Alma.Stoffels@capetown.gov.za
Nonhlanla.Ngubane@capetown.gov.za

PLEASE NOTE:

We kindly request that you share your comments with us no later than **Monday, 12 January 2026**. Should we not hear from you by the specified date, we will assume that you support the matter.

We try with utmost accuracy to ensure that this memo reaches the responsible person in the service department/directorate. However, if this no longer falls within your ambit of responsibility, please advise so that we can approach the correct official(s).

Yours faithfully

Marsha Van der Poel
Digitally signed by
Marsha Van der Poel
Date: 2025.12.09
11:45:15 +02'00'

Marsha Van der Poel
Head: City Improvement Districts